




3/93-95 Lincoln Street, Belfield

## SOLD PRIOR AUCTION BY PETER KASSAS 0404 003 320

Beautifully Presented Villa in Sought-After Garden Complex & Desirable Street!

Fresh and airy with plenty of space and sunlight, this beautifully presented two-bedroom villa delivers an exceptional opportunity for young families, first homebuyers and investors alike in a sought-after boutique complex. Promising outstanding lifestyle appeal just around the corner from Rudd Park and Belfield's shops and eateries, it features warm and inviting interiors with a generous lounge and dining area enhanced by high ceilings, tiled flooring and plantation shutters. There is a neat timber kitchen with an electric cooktop/oven and dishwasher, while interiors spill out to an expansive sunny courtyard ideal for entertaining. Both the bedrooms are appointed with built-in wardrobes, timber floors and ceiling fans, while there is a modern fully-tiled bathroom and internal access to a lock-up garage (currently converted into a study area). Set amid beautifully-maintained landscaped grounds, it is located within close proximity of Campsie's vibrant hub and the station, sought-after schools, the Cooks River Parklands and all everyday amenities.

- Classic layout with fresh and airy interiors bathed in natural light

2  1  1 

**FOR SALE**  
SOLD PRIOR AUCTION BY PETER  
KASSAS 0404 003 320

### AGENTS

Peter Kassas  
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### AGENCY

LJ Hooker Campsie  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- Generous lounge/dining, split-cycle air conditioning, tiled floors
- Neat timber kitchen, electric cooktop, fan-forced oven, dishwasher
- Well-sized bedrooms appointed with built-in robes and ceiling fans
- Bedrooms with timber floors, fully-tiled bathroom, internal laundry
- Expansive sunlit paved courtyard perfect for relaxing/entertaining
- Garage (currently converted to study), plantation shutters, storage
- Undercover patio, no common walls, beautifully landscaped gardens
- Perfect for first homebuyers, young families and investors alike
- Stroll to Rudd Park, shops and eateries, Cooks River Parklands
- Close proximity to Campsie's hub and station, quality schools

Total Property Size: 181sqm approx.

Strata Levies: \$767.00 per quarter approx.

Council Rates: \$429.00 per quarter approx.

Water Rates: \$180.00 per quarter approx.

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

## MORE DETAILS

Property ID	ME0F8V
Property Type	Villa
Land Area	181 m2

### Peter Kassas 0404 003 320

Sales Executive | [peter@ljhcampsie.com.au](mailto:peter@ljhcampsie.com.au)

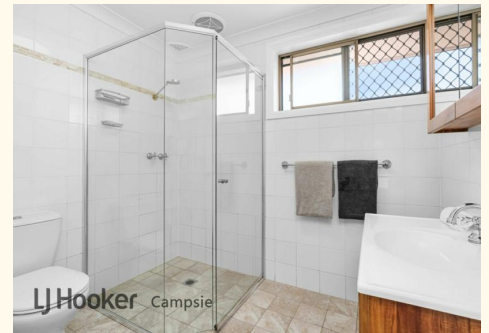
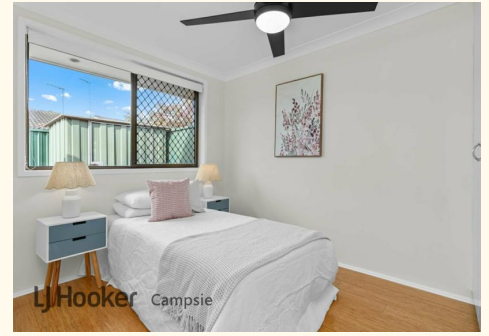
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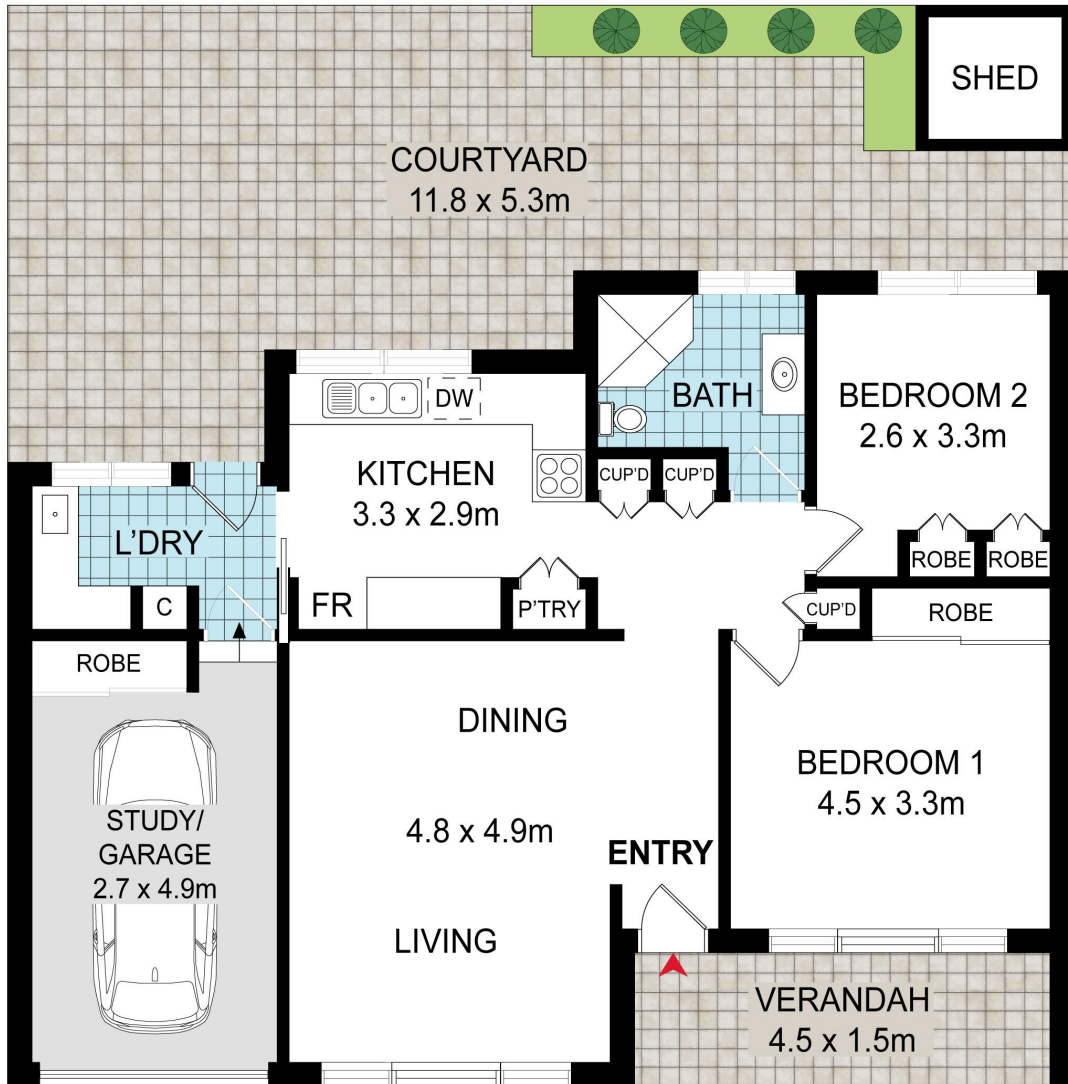
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## 3/93-95 LINCOLN STREET, BELFIELD

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