



## Belfield, 4/10 First Avenue

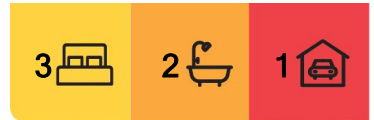
SOLD AT AUCTION BY PETER KASSAS ~ 0404 003 320

Original 241 SQM Villa, No Common Walls, Needs Renovation!

An exceptional opportunity exists to secure an original villa and create a sensational property in an ultra-central address. Tucked away to the rear of a boutique complex of four, this double-brick residence combines space, scope and location as inspiration for its new owner to get creative with a renovation/fresh start for modern living. With no common walls it currently comprises a spacious three-bedroom layout with separate living and dining areas, an original kitchen and bathroom and an expansive wraparound courtyard and level backyard. The possibilities are plentiful for buyers to capitalise on a potential-packed villa with a location that's a big attraction for young families and investors alike on the border of Campsie. It is positioned in a wide tree-lined street, opposite the sought-after Harcourt Primary School and within walking distance of Campsie's vibrant hub, shopping, dining and the station as well as Belfield's popular dining spots, shops, gyms and all everyday amenities (STCA).



**Disclaimer:** 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.



**For Sale**  
SOLD AT AUCTION BY PETER KASSAS

**View**  
[ljhooker.com.au/M7HF8V](http://ljhooker.com.au/M7HF8V)

**Contact**  
**Peter Kassas**  
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[peter@ljhcampsie.com.au](mailto:peter@ljhcampsie.com.au)  
**Francois Vassiliades**  
0400 131 415  
[francois@ljhcampsie.com.au](mailto:francois@ljhcampsie.com.au)

**LJ Hooker Campsie**  
**(02) 9789 6088**

- Original interiors with a spacious lounge and separate large dining area
- No common walls, very private and quiet
- Vast wraparound courtyard and level backyard amid landscaped gardens
- Three large bedrooms, main appointed with a built-in robe and ensuite
- Neat original kitchen, full-sized bathroom with separate bath and shower
- R/c air conditioning in living area and third bedroom, tiled floors throughout
- Internal laundry opens directly to the courtyard, side access to backyard
- Exceptional potential to recreate/renovate for modern family living (STCA)
- Lock-up garage with access via the courtyard, boutique garden complex
- Walking distance to Rudd Park, Campsie's vibrant hub, upcoming Metro
- Moments to Belfield's town centre with Mancini's restaurant, shops, gyms

Total Property Size: 241sqm approx.

Strata Levies: \$844.00 per quarter approx.

Council Rates: \$411.00 per quarter approx.

Water Rates: \$180.00 per quarter approx.

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

## More About this Property

<b>Property ID</b>	M7HF8V
<b>Property Type</b>	Villa
<b>Land Area</b>	241 m2

### Peter Kassas 0404 003 320

Sales Executive | peter@ljhcampsie.com.au

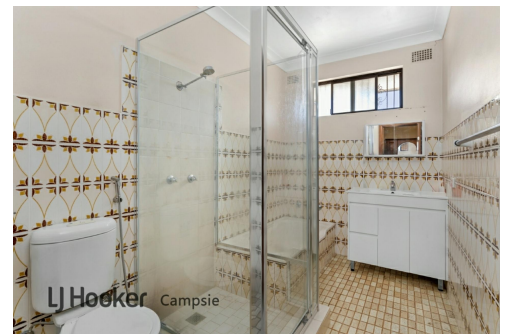
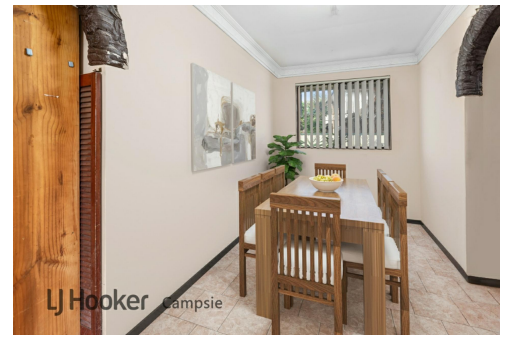
### Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

### LJ Hooker Campsie (02) 9789 6088

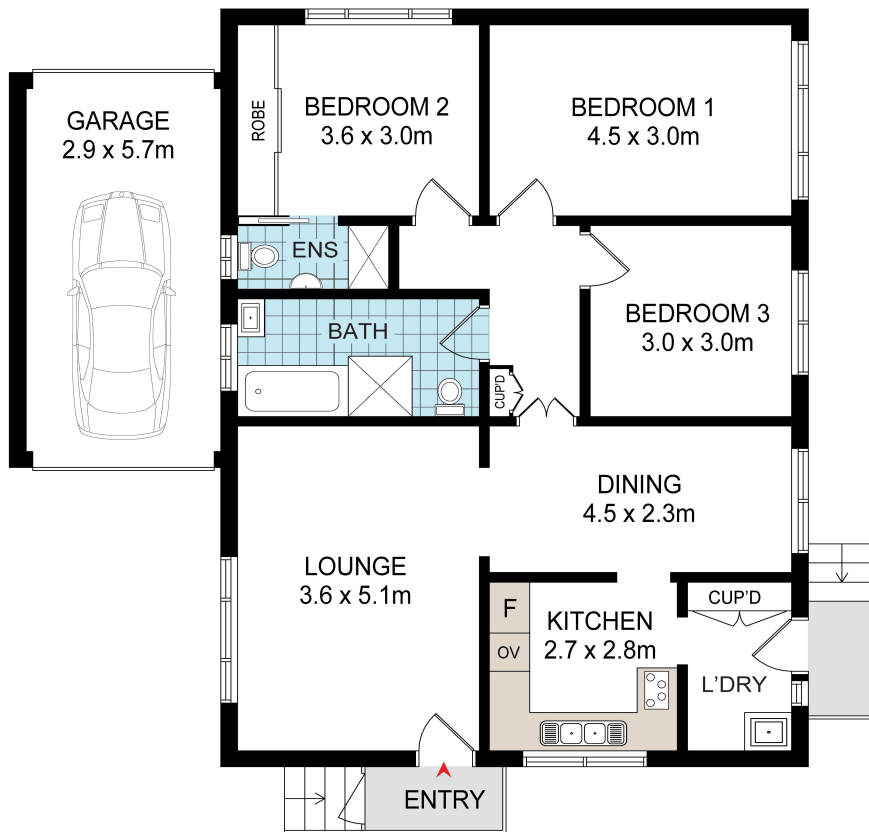
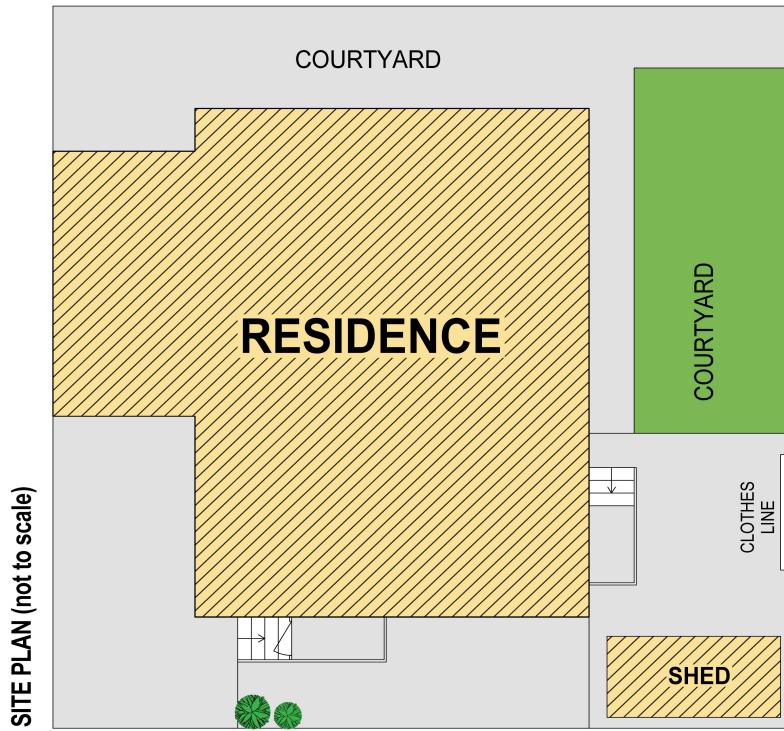
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**4/10 FIRST AVENUE,  
BELFIELD**

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