

1/35-37 Fourth Avenue, Campsie

Sun Filled Ground Floor Apartment in a Dynamic Campsie Address!

An outstanding opportunity exists for first homebuyers and investors alike, this well-presented ground floor apartment combines fresh and airy interiors, abundant natural light and a wonderfully convenient address. It reveals a well-considered layout with a neat and tidy kitchen adjoining the dining area, while the spacious living flows to a north facing balcony, where its sunny orientation brings a wonderful sense of light and openness. A well-proportioned bedroom provides ample accommodation, complemented by an original bathroom with a combined bath and shower, plus a separate internal laundry. Floating timber floors flow throughout, while a dedicated car space adds further appeal. Comfortable as is, the apartment also offers plenty of scope to add your own creative touch and further enhance. Positioned just a stroll to the beating heart of Campsie, it promises lifestyle excellence and connectivity, surrounded by a diverse range of eateries, shops and highly regarded schools, as well as the station, upcoming metro line and the vast green expanses of the Cooks River Parklands for recreation and activity.

- Well-presented interiors brimming with natural light

1 1 1

FOR SALE

Price Guide \$460,000 - \$480,000

VIEW

Sat 26th Sep @ 10:45AM - 11:15AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



- Spacious living area flows to north facing sunny balcony
- Neat kitchen, electric cooktop, ample cupboard storage
- Dining area adjoins the kitchen, floating timber floors
- Well-proportioned bedroom, bright and airy bathroom
- Separate internal laundry off kitchen, secure car space
- Excellent investment/first home in ultra-central setting
- Comfortable as is with scope to enhance/add further value
- Ground floor position in well-maintained security block
- Enjoy an easy stroll to the dynamic heart of Campsie
- A range of diverse eateries, shops and schools nearby
- Walk to Campsie Station and the upcoming metro line
- Easy access to the Cooks River parklands and cycleways

Strata Levies: \$550.00 per quarter approx.

Council Rates: \$447.00 per quarter approx.

Water Rates: \$209.00 per quarter approx.

Inspect By Appointment

Details: Francois Vassiliades ~ 0400 131 415

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MORE DETAILS

Property ID	MQYF8V
Property Type	Apartment

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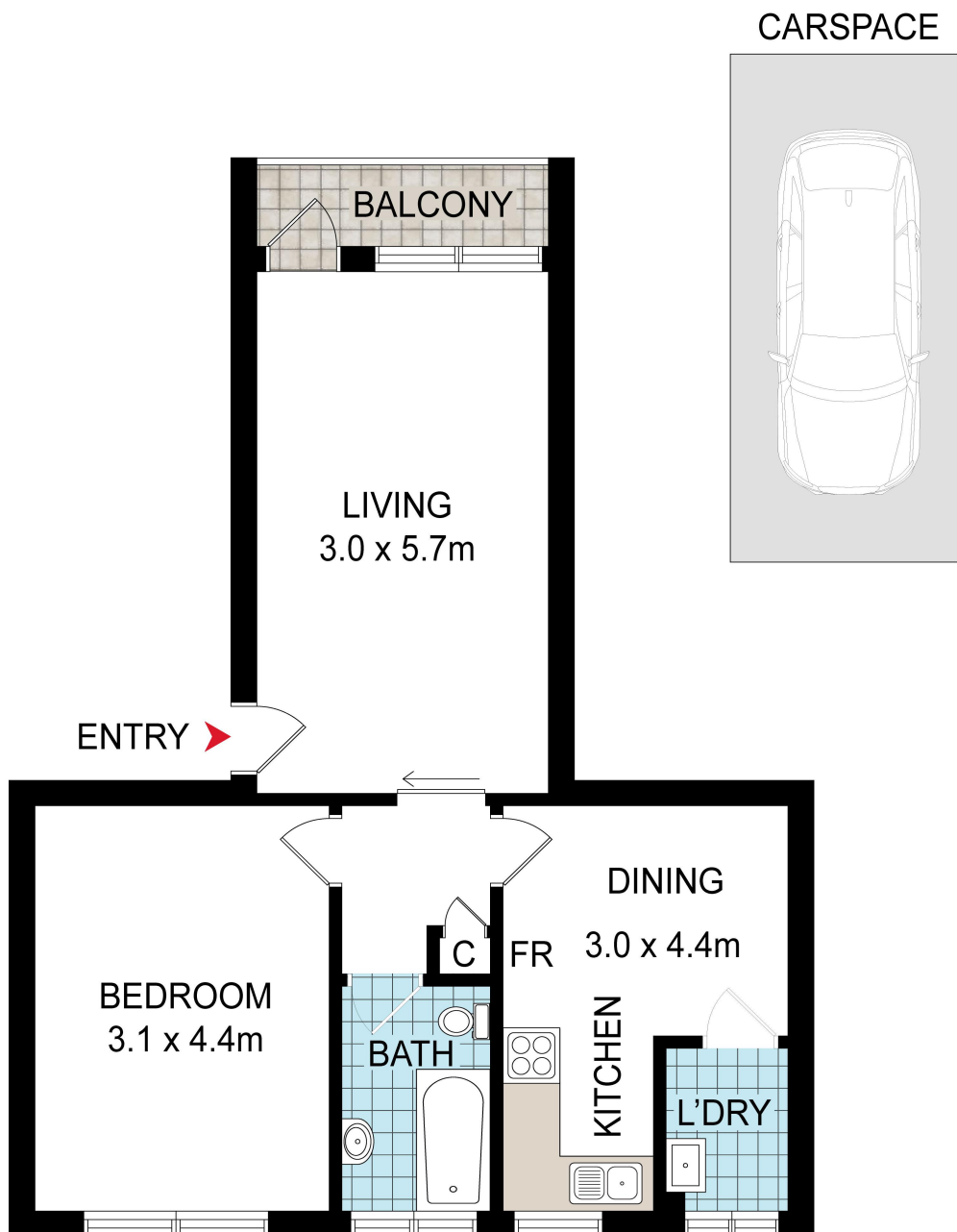
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**1/35 FOURTH AVENUE,
CAMPSIE**

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