

## Campsie, 1/8 Victa Street

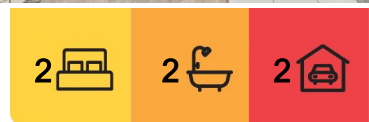
SOLD BY: PETER KASSAS 0404 003 320

Villa Style Apartment in the Idyllic Lifestyle Sanctuary of Clemton Park Village!

Contemporary 170sqm villa style two-bedroom apartment with two large private courtyards located in the vibrant community-minded atmosphere of the popular Clemton Park Village, providing the ultimate lifestyle haven within a walk-to-everywhere address.

Set amid beautifully landscaped gardens and children's playgrounds, it reveals a wonderfully spacious design offering open plan living and dining areas enhanced by floating timber floors and abundant natural light.

There is a sleek stone kitchen with a breakfast bar, quality stainless steel gas appliances and range hood, while interiors enjoy an easy flow to a superb entertainers' courtyard bathed in afternoon sun.



**For Sale**

SOLD BY: PETER KASSAS 0404 003 320

**View**

[ljhooker.com.au/M77F8V](http://ljhooker.com.au/M77F8V)

**Contact**

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

Accommodation comprises two well-proportioned bedrooms, both of which are appointed with mirrored built-in wardrobes and enjoy access to a second east facing private courtyard and garden.

The master features a fully tiled ensuite, while the main bathroom includes a combined bath/shower and concealed internal laundry facilities.

Further highlights include reverse cycle air conditioning, two secure car spaces side by side and a huge storage cage.

Appealing to couples, downsizers and young families alike, this idyllic home is positioned in the heart of Campsie, within a stroll of buzzing shops and popular eateries, transport, Coles, parks, schools and all the lifestyle attractions the area has to offer.

- Stylish open plan living/dining area flooded with natural light
- Measuring a huge approximate 170 square meters of space
- Sleek kitchen, quality stainless steel gas appliances, dishwasher
- Two large separate private outdoor alfresco entertaining areas
- Well-proportioned bedrooms appointed with mirrored built-in robes
- Both bedrooms enjoy access to the second sunny private courtyard
- Master with fully tiled ensuite, a/c in the open living/dining area
- Fully tiled main bathroom w/ mirrored cabinet, concealed laundry
- Video security intercom, security parking for two cars, large storage
- Footsteps to Coles, popular shops and cafes, playgrounds, gym
- Stroll to transport, parks, schools, easy access to the CBD and M5
- Pet friendly complex (subject to conditions in Strata By-Laws)

Total Property Size: 170sqm approx.

Strata Levies: \$1,382.00 per quarter approx.

Council Rates: \$339.00 per quarter approx.

Water Rates: \$180.00 per quarter approx.

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

\* Photos virtually edited



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## More About this Property

<b>Property ID</b>	M77F8V
<b>Property Type</b>	Apartment
<b>Land Area</b>	170 m2

**Peter Kassas 0404 003 320**

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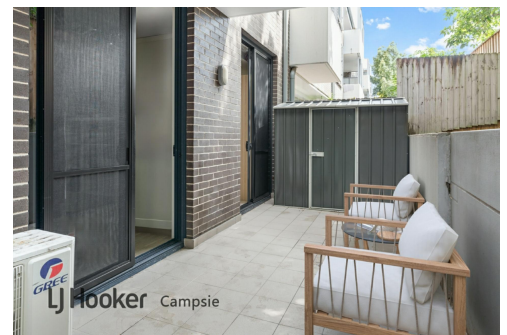
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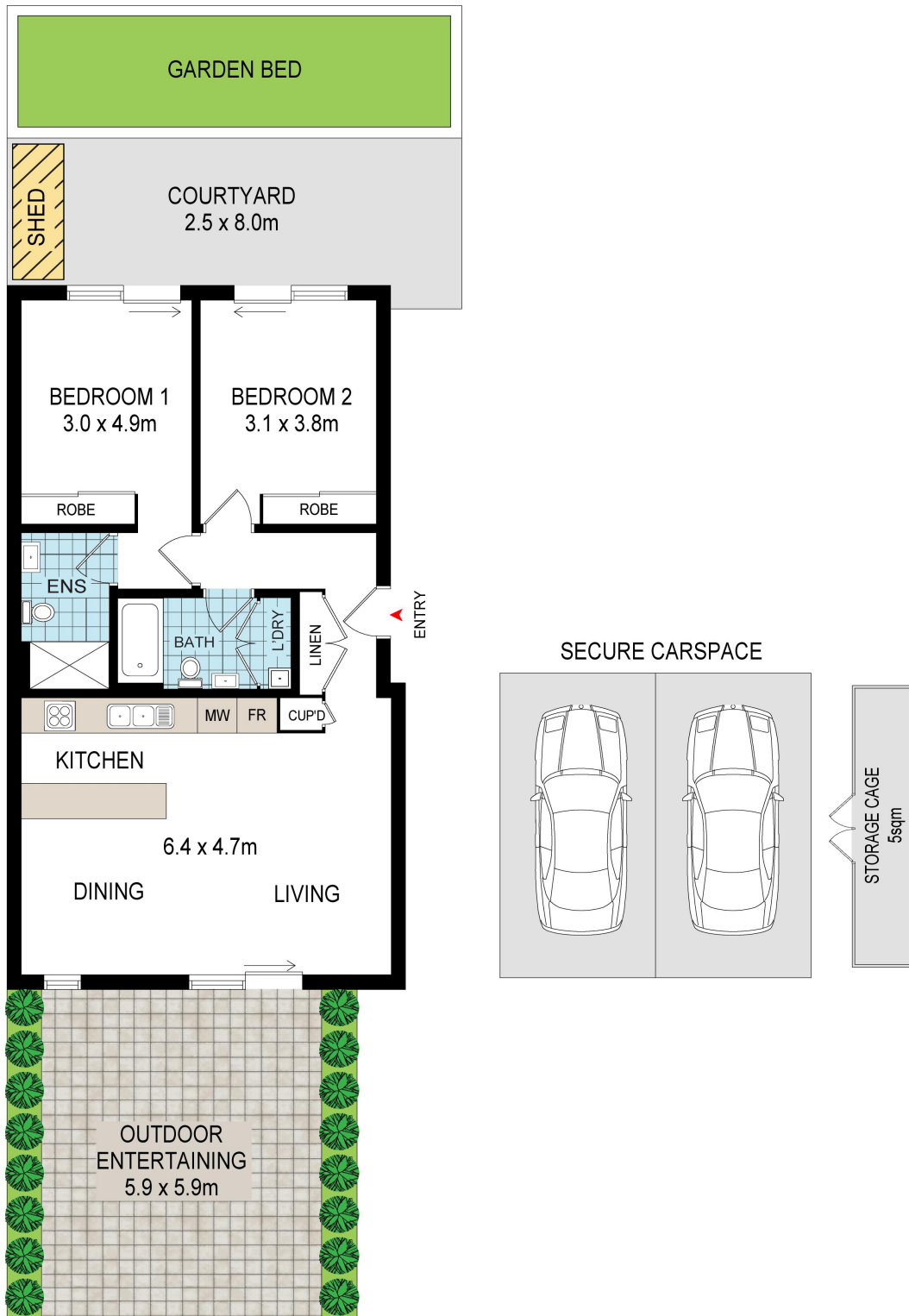
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1/8 VICTA STREET, VICTA ST,  
CAMPSIE

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