

## Campsie, 106/75 Second Avenue

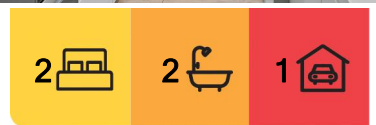
SOLD BY FRANCOIS VASSILIADES ~ 0400 131 415

Stylish Modern Apartment in 'Duo' Complex in Parkside Pocket!

Combining contemporary style, peace and privacy in the well-maintained 'Duo' complex, this luxe designer apartment delivers a low-maintenance lifestyle haven in a leafy parkside pocket. Beautifully presented and bathed in natural light, it features stylishly appointed interiors dressed in fresh neutral tones and enhanced by polished "timber" tiles and high ceilings. It features a gourmet stone gas kitchen, while expansive living and dining areas offer plenty of space to relax and entertain and open to a sun washed entertainment balcony. Accommodation comprises two well-sized bedrooms appointed with built-in wardrobes, the main features a stylish ensuite. Additional features include a full-sized main bathroom, an internal laundry, air conditioning and lift access to a secure basement car space and storage cage. It is exceptionally located just footsteps to the Cooks River Parklands and a short walk to Campsie's vibrant hub, the station, popular eateries and schools.



**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 BY FRANCOIS VASSILIADES ~ 0400 131 415

**View**  
[ljhooker.com.au/M7YF8V](http://ljhooker.com.au/M7YF8V)

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

- Beautifully presented with expansive open plan living and dining
- Gourmet stone kitchen with quality s/steel Smeg gas appliances
- Superb sun washed balcony to relax, unwind and entertain
- Well-proportioned bedrooms appointed with built-in wardrobes
- Chic bathroom and main ensuite, internal laundry, ducted a/c
- Convenient lift access to secure basement car space, storage cage
- Exceptional investment opportunity promising strong rental return
- Footsteps to the Cooks River Parklands, walking and cycle track
- Walk to Campsie's vibrant hub, the station, buses, popular eateries
- Close proximity to variety of schools, Croydon Park shops, cafes

Total Property Size: 111sqm/Internal 95sqm approx.

Strata Levies: \$1,137.24 per quarter approx.

Council Rates: \$411.00 per quarter approx.

Water Rates: \$176.00 per quarter approx.

Details: Francois Vassiliades ~ 0400 131 415

Peter Kassas ~ 0404 003 320

## More About this Property

<b>Property ID</b>	M7YF8V
<b>Property Type</b>	Apartment
<b>Land Area</b>	111 m2

### Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

### Peter Kassas 0404 003 320

Sales Executive | peter@ljhcampsie.com.au

### LJ Hooker Campsie (02) 9789 6088

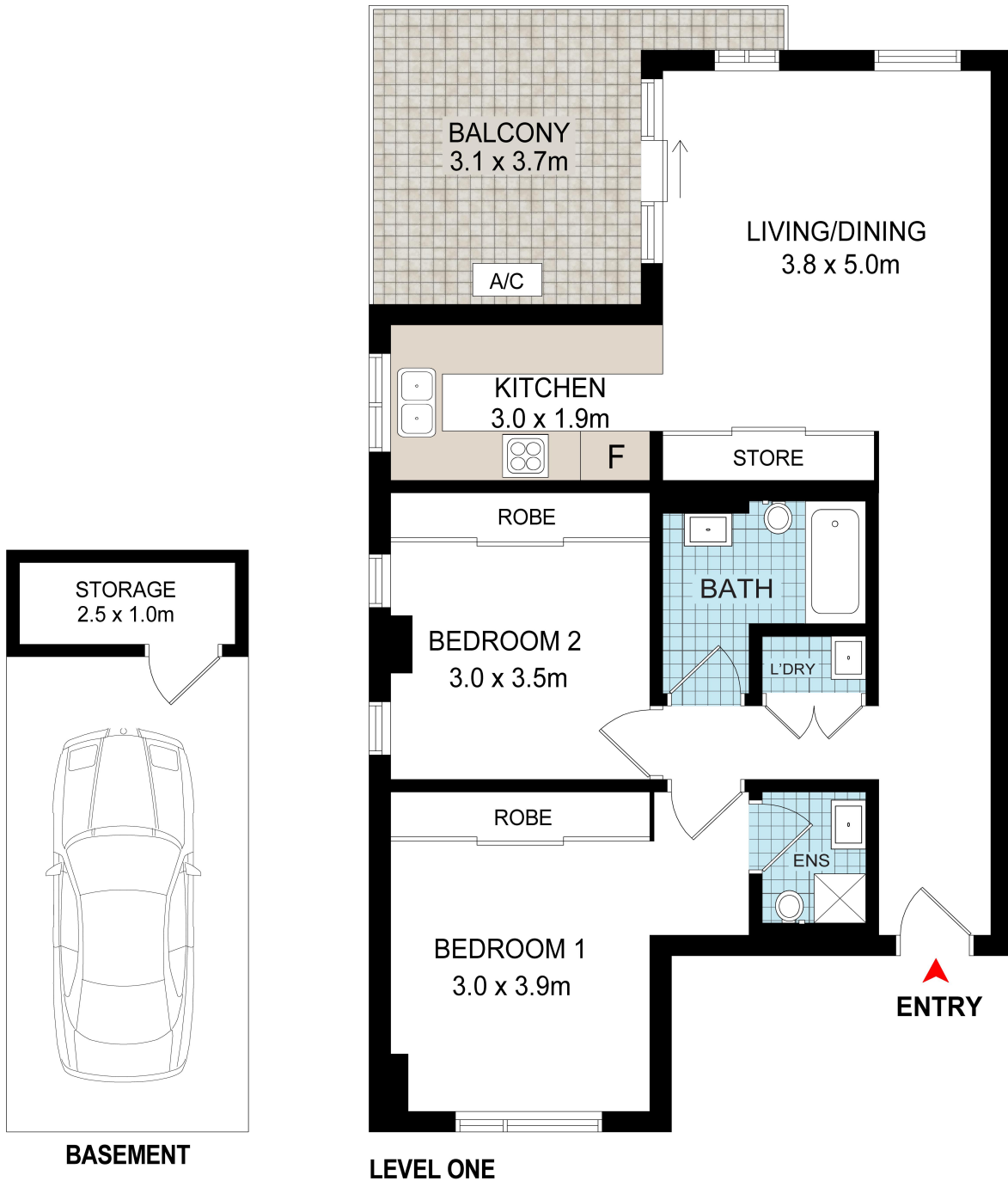
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106/75 SECOND AVENUE,  
CAMPSIE

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