

13/90 Ninth Avenue, Campsie

## **SOLD BY FRANCOIS VASSILIADES ~ 0400 131 415**

Character, Convenience and Outstanding Lifestyle Appeal

Lifestyle, affordability and outstanding convenience combine in this charming two-bedroom apartment to deliver an exceptional opportunity for first homebuyers and investors alike in a sought-after Campsie pocket. Set in a well-maintained security building with the bonus of parking, it reveals a great layout featuring bright and airy interiors enhanced by high ceilings and polished timber floorboards. The neat and tidy kitchen features an electric cooktop and ample storage, while a combined lounge and dining area open out to a covered leafy balcony. The well-sized bedrooms include a ceiling fan in the main bedroom, along with a modern tiled bathroom and a separate internal laundry. It boasts an unbeatable setting within a stroll of Campsie's vibrant village hub with a myriad of shops and buzzing eateries, grocers and specialty stores, while surrounded by parks, reserves and schools.

- Well-presented interiors with combined living/dining areas
- Neat and tidy kitchen, electric cooktop, ample storage
- Living area opens to sunlit balcony
- Main bedroom with ceiling fan, bright & airy bathroom

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.

2 🏠 1 🚗 1 🚗

**FOR SALE**  
SOLD

### **AGENTS**

Francois Vassiliades  
0400 131 415  
francois@ljhcampsie.com.au

Peter Kassas  
0404 003 320  
peter@ljhcampsie.com.au

### **AGENCY**

LJ Hooker Campsie  
(02) 9789 6088

 **LJ Hooker**

- Polished timber floors, high ceilings, internal laundry
- Comfortable as is with scope to update/enhance (STSA)
- Excellent first home opportunity in ultra-central locale
- Superb investment with registered car space and strong rental return
- Stroll to Campsie's vibrant hub, shops, cafes, station
- Walk to variety of parks and reserves, schools and buses

Strata Levies: \$1000.00 per quarter approx.  
 Council Rates: \$357.00 per quarter approx.  
 Water Rates: \$211.00 per quarter approx.

Details: Francois Vassiliades - 0400 131 415  
 Peter Kassas - 0404 003 320

**DISCLAIMER:** Some images may have been digitally enhanced or virtually staged for marketing purposes. While care has been taken in preparing this material, no warranty is given as to its accuracy or completeness, and no liability is accepted for any errors or omissions.

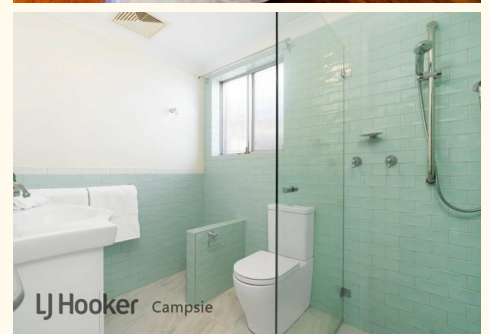
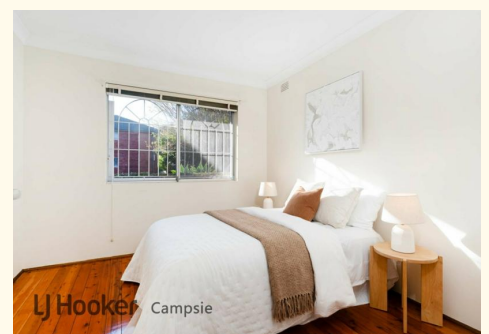
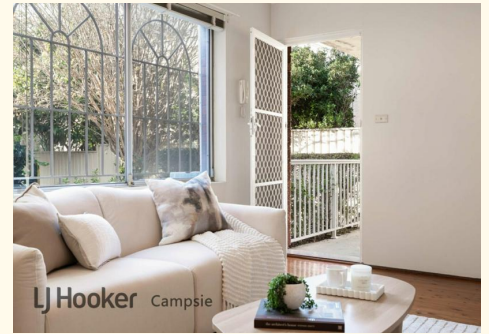
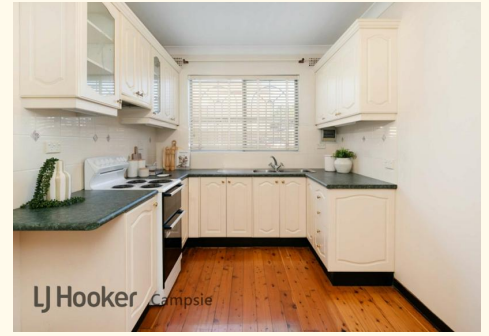
**DISCLAIMER:** All information provided has been gathered with due care and is believed to be reliable; however, no guarantee is made as to its accuracy. We accept no liability for any mistakes, omissions, or discrepancies. Interested parties should make their own enquiries and rely on their own investigations.

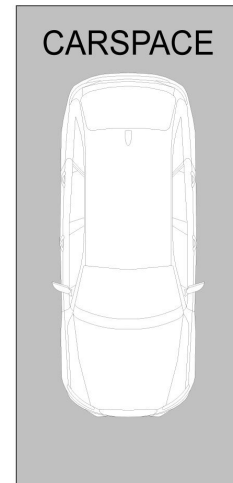
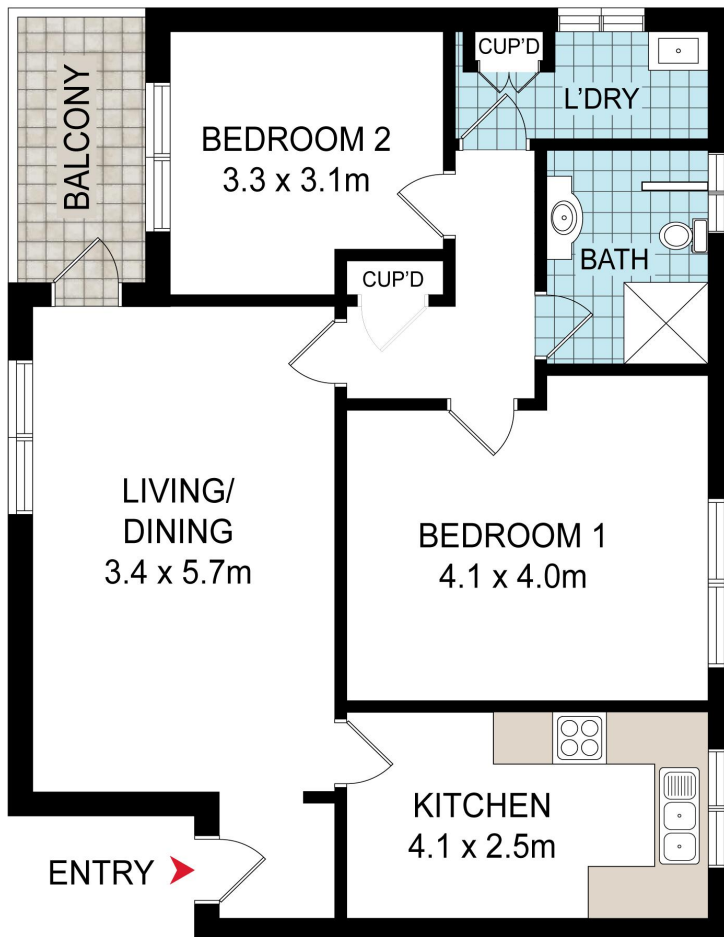
## MORE DETAILS

Property ID	MNFF8V
Property Type	Apartment

**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**  
 197 Beamish Street, CAMPSIE NSW 2194  
 campsie.ljhooker.com.au | info@ljhcampsie.com.au





(not in position)



13/90 NINTH AVENUE,  
CAMPSIE

DISCLAIMER: WE HAVE OBTAINED ALL INFORMATION IN THIS DOCUMENT FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE CANNOT GUARANTEE ITS ACCURACY. PROSPECTIVE PURCHASERS ARE ADVISED TO CARRY OUT THEIR OWN INVESTGATIONS