

## Campsie, 3/48 Fourth Avenue

SOLD BY FRANCOIS VASSILIADES ~ 0400 131 415

Well-Presented Full-Brick Apartment in Ultra-Central Locale!

Well-presented and brimming with natural light, this spacious security apartment offers the perfect blend of lifestyle appeal and urban convenience in an exceptional location. Fresh and airy and dressed in modern neutral tones, it features a great layout with a spacious lounge and a well-equipped eat-in kitchen with stainless steel appliances. The two well-sized bedrooms enjoy access to a sun bathed wraparound balcony, while there is a full-sized bright and airy bathroom. Perfectly positioned in a secure boutique block with a car space, it is placed a short walk to Campsie's vibrant hub, popular eateries and the station as well as The Cooks River Parklands, walkways and cycleways.

- Well-presented w/ neutral tones and bathed in natural light
- Spacious eat-in kitchen features stainless-steel appliances
- Warm and welcoming lounge, wraparound sunny balcony



**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/M8GF8V](http://ljhooker.com.au/M8GF8V)

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

**Peter Kassas**  
0404 003 320  
[peter@ljhcampsie.com.au](mailto:peter@ljhcampsie.com.au)

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

- Well-sized bedrooms both enjoying access to the balcony
- Bright and airy full-sized bathroom, separate bath/shower
- Superb investment/first home opportunity in great location
- Immediately liveable with potential to personalise to taste
- Well-maintained secure boutique block with single car space
- Stroll to Campsie's vibrant shopping and dining precinct
- Walk to Campsie Station, Cooks River Parklands, schools

Strata Levies: \$883.00 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

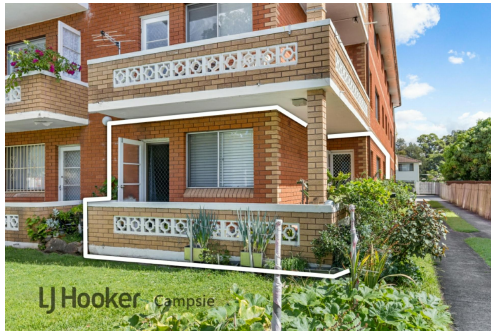
## More About this Property

Property ID	M8GF8V
Property Type	Apartment

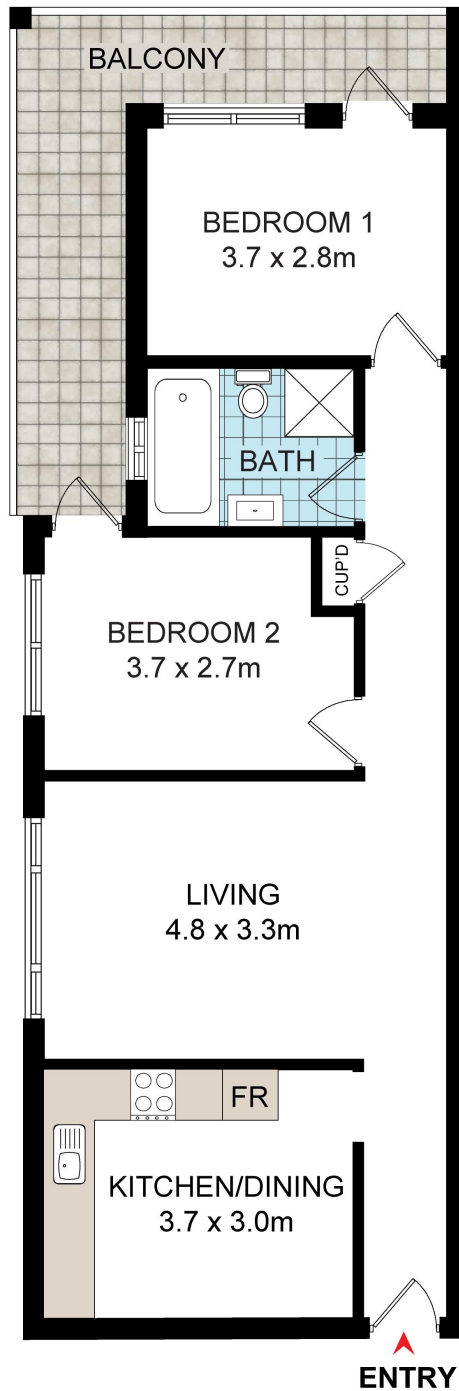
**Francois Vassiliades 0400 131 415**  
 Director/Licensee | francois@ljhcampsie.com.au

**Peter Kassas 0404 003 320**  
 Sales Executive | peter@ljhcampsie.com.au

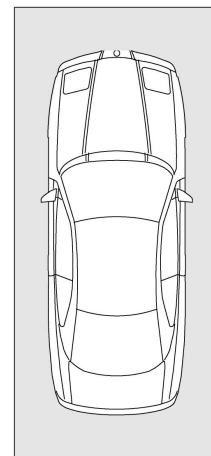
**LJ Hooker Campsie (02) 9789 6088**  
 197 Beamish Street, CAMPSIE NSW 2194  
 campsie.ljhooker.com.au | info@ljhcampsie.com.au







CARSPACE



3/48 FOURTH AVE,  
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 INVESTIGATIONS



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

**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.