

31/31-33 First Avenue, Campsie

Modern Bright and Airy Three-Bedroom Apartment!

Flaunting a great floorplan and well-proportioned throughout this private three-bedroom apartment spans across two sides of the building showcasing leafy panoramas in both directions. A prime North- East facing aspect drenches in/outdoor architecture in sunshine and its balcony is the perfect spot to bask in the glory of sunshine and district views.

Tastefully modernized throughout some highlights include quality floor tiles in the living area and engineered timber floors in the bedrooms, a modern kitchen opens to the living-dining, three well-proportioned bedrooms main with balcony built in wardrobe and air conditioner, fully tiled bathroom with separate shower recess and bathtub a lock-up garage with storage shelving.

Immerse yourself in a culture-rich lifestyle just a stroll to Harcourt Public School, Campsie Train Station and upcoming metro line, shops, restaurants, and Cooks River parklands and cycle track.

- Tastefully modernized throughout / 3 generous bedrooms
- Modern stone kitchen with integrated laundry facility
- Fully tiled bathroom separate bath and shower recess

3  1  1 

FOR SALE

Price Guide \$800,000 - \$850,000

VIEW

Sat 27th Jun @ 10:00AM - 10:30AM

AGENTS

Peter Kassas
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Francois Vassiliades
0400 131 415
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AGENCY

LJ Hooker Campsie
(02) 9789 6088

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.

 **LJ Hooker**

- Open plan living-dining area with quality floor tiles
- Balcony off main bedroom, sunny aspect and great outlook
- Elevated district vistas in two directions & cross breezes
- Lock up garage with storage shelving, remote door
- Sought after attractive garden complex in a private setting
- Stroll to Harcourt Public School, shops, transport & parks

Property Size: 93sqm / Internal 78sqm approx.

Strata Levies: \$740.00 per quarter approx.

Council Rates: \$429.00 per quarter approx.

Water Rates: \$211.00 per quarter approx.

Inspect: As Advertised or By Appointment

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

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MORE DETAILS

Property ID	MNWF8V
Property Type	Apartment

Peter Kassas 0404 003 320

Sales Executive | peter@ljhcampsie.com.au

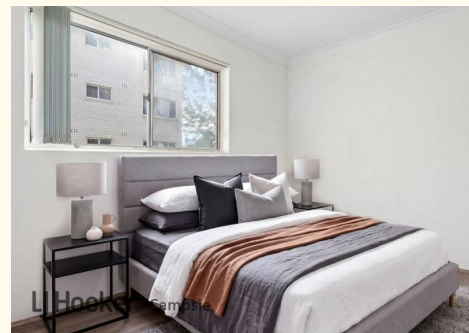
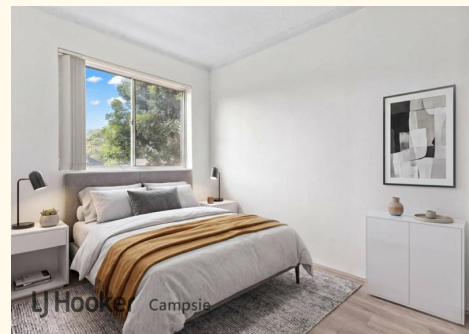
Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

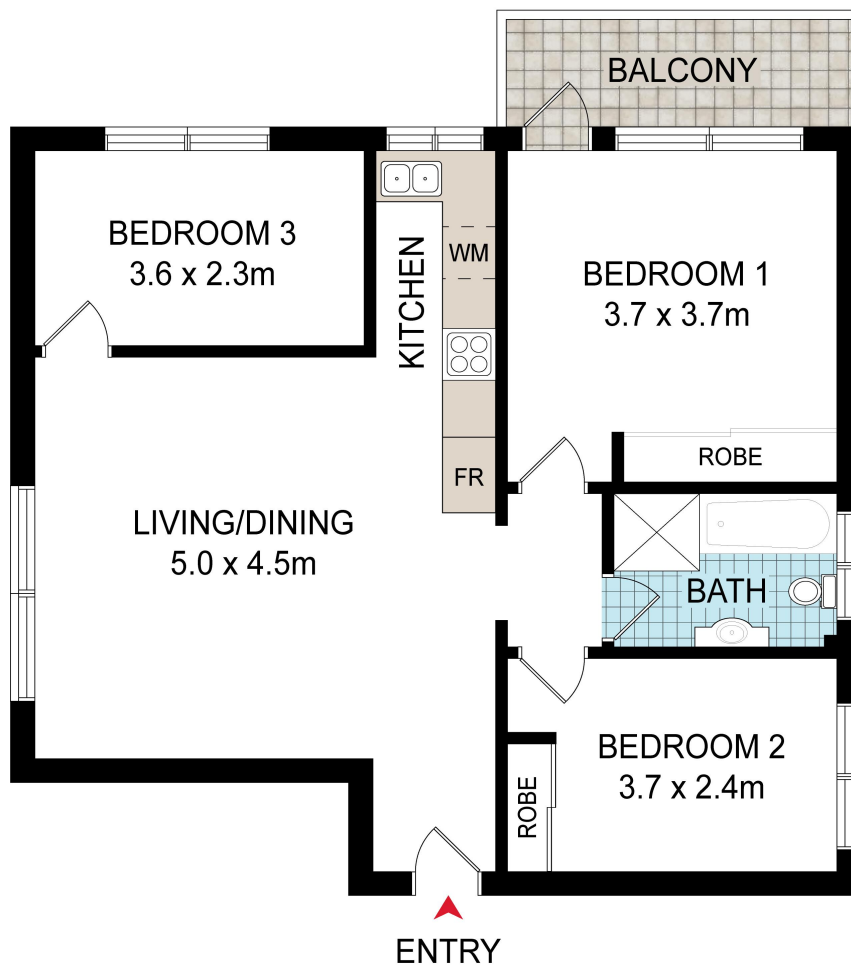
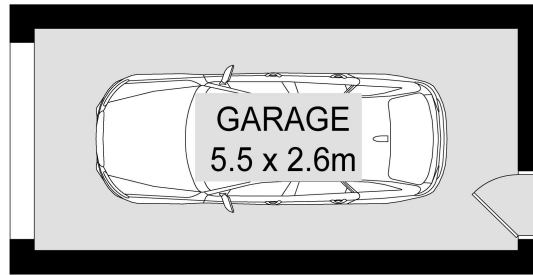
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(not in position)



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