



4/50-52 Fourth Avenue, Campsie




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

Bright & Airy Two-Bedroom Apartment in Central Setting!

Set within a well-maintained security block with private leafy outlooks, this bright and airy apartment combines easycare comfort and lifestyle convenience in one of Campsie's most coveted pockets. It features a great layout with an eat-in kitchen with an electric cooktop and a separate spacious living area, while both the kitchen and living extend to a wraparound balcony awash with sunshine. Both the bedrooms are well-sized and there is a bright and airy full-sized bathroom, while the apartment enjoys easy access to a lock-up garage plus a private laundry room with storage. Representing a superb first home or investment opportunity, it is exceptionally located within a stroll of Campsie's vibrant hub, shops, buzzing eateries and the station as well as the lush green playgrounds of the Cooks River Parklands and Harcourt Reserve.

- Great layout with fresh and airy interiors bathed in light
- Generous living framed by glass with treetop outlooks
- North facing wraparound balcony awash with sunshine
- Neat eat-in kitchen, electric cooktop, ample storage
- Well-sized bedrooms, full-sized bright and 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.

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### **FOR SALE**

SOLD BY FRANCOIS VASSILIADES ~ 0400 131 415

### **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



- Readymade first home/investment in ultra-central setting
- Easy access to lock-up garage plus private laundry room
- Stroll to Campsie's vibrant hub, shopping and dining strip
- Walk to the station, buses and the Cooks River Parklands
- Close to buses, Harcourt Reserve and quality schools

Strata Levies: \$1000.00 per quarter approx.

Council Rates: \$429.00 per quarter approx.

Water Rates: \$213.42 per quarter approx.

Inspect: As advertised or By Appointment

Details: Francois Vassiliades - 0400 131 415

Peter Kassas - 0404 003 320

- Some photos have been virtually edited

## MORE DETAILS

Property ID                   MHUF8V  
Property Type               Apartment

### Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

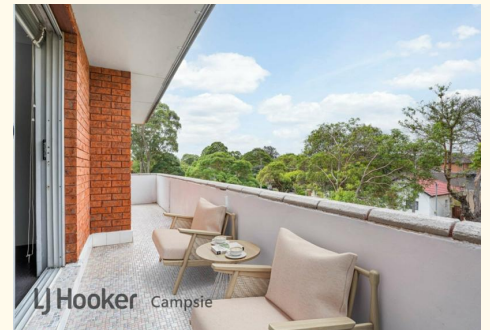
### Peter Kassas 0404 003 320

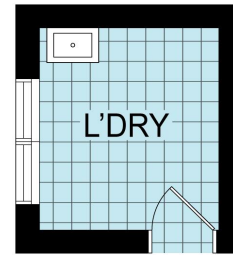
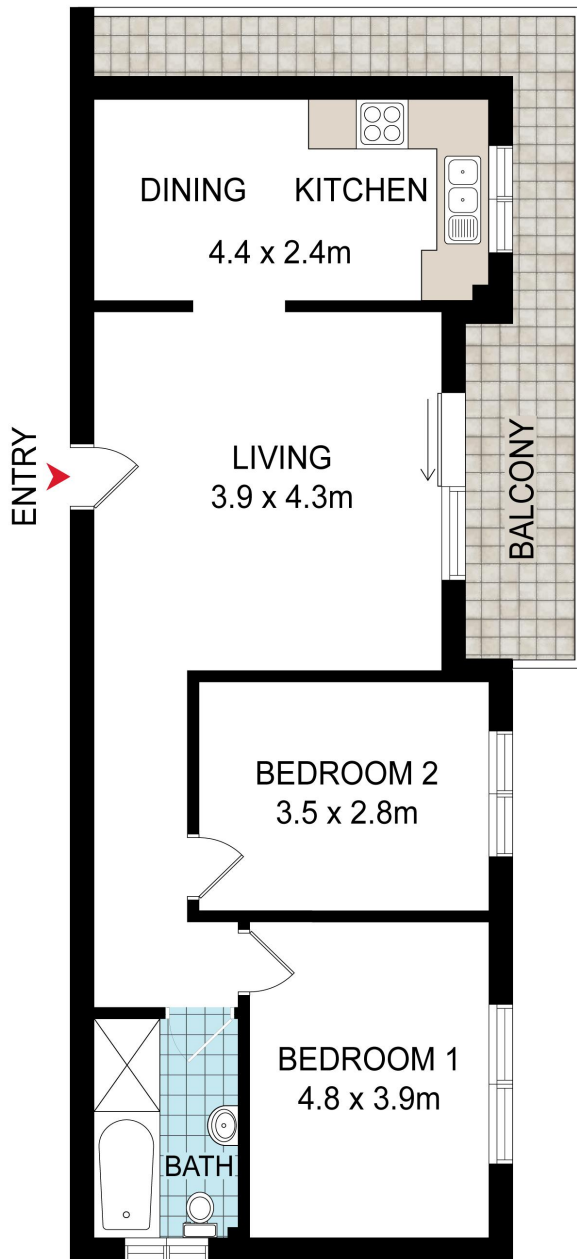
Sales Executive | peter@ljhcampsie.com.au

### LJ Hooker Campsie (02) 9789 6088

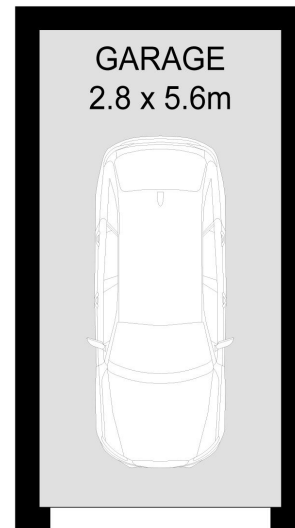
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(Not In Position)



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CAMPSIE

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