

5/62-64 Park Street, Campsie

2 1 1

# SOLD BY PETER KASSAS 0404 003 320

**FOR SALE**  
SOLD BY PETER KASSAS 0404 003 320

**Over-Sized Apartment with a Separate Study!**  
Set within an attractive sought after security complex, this over-sized two-bedroom plus study apartment boasts an exclusive setting with plenty of light flowing through as well as cross ventilation from both its Northern and Southern sides. Situated in one of Campsie's most sought-after streets, it reveals beautifully appointed interiors enhanced by quality floating timber floors, high ceilings and an uplifting sense of space. It features a large modern kitchen and designated living and dining areas, while sliding glass doors open to a long balcony. Both bedrooms are double-sized and equipped with built-in wardrobes, there is also a separate study/office plus a modern fully tiled bathroom.

**AGENTS**  
Peter Kassas  
0404 003 320  
peter@ljhcampsie.com.au  
Francois Vassiliades  
0400 131 415  
francois@ljhcampsie.com.au

Additional features include internal laundry, a secure lock-up garage, exceptionally located within a short stroll to Campsie Station, quality schools, parks and the upcoming Metro line, while also within walking distance to the upcoming new Canterbury Pool and Leisure Centre and Canterbury's amenities.

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

- Over-sized layout with superb 108 sqm altogether on title
- Oriented with North & South aspects with all day sunshine

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.



- Windows on both sides allow effortless cross-ventilation
- Wonderfully spacious designated living and dining areas
- Modern neat and tidy kitchen with rangehood, plenty storage
- Large bedrooms appointed with built-in robes, long balcony
- Floating timber floorboards throughout, high ceilings
- Modern fully tiled bathroom, internal laundry, garage
- Beautifully maintained attractive sought-after complex
- Stroll to trains, quality schools, parks upcoming metro line
- Walk to pool, leisure center, Cooks River walk-cycle track

Property Size: Total 108sqm/Internal 93 sqm approx.

Strata Levies: \$1,034.00 per quarter approx.  
 Council Rates: \$429.00 per quarter approx.  
 Water Rates: \$211.00 per quarter approx.

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

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.

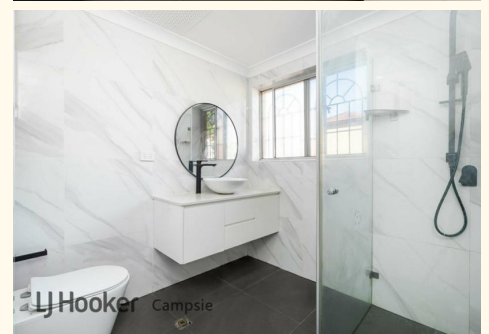
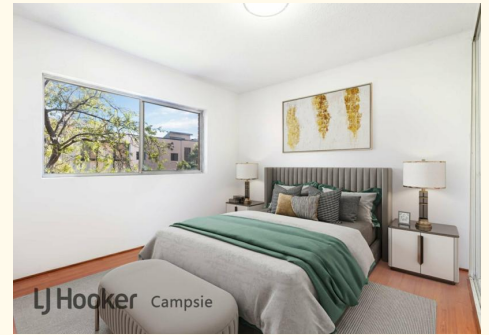
DISCLAIMER: All information provided has been gathered with due care and is believed to be reliable; however, no guarantee is made as to its accuracy. We accept no liability for any mistakes, omissions, or discrepancies. Interested parties should make their own enquiries and rely on their own investigations.

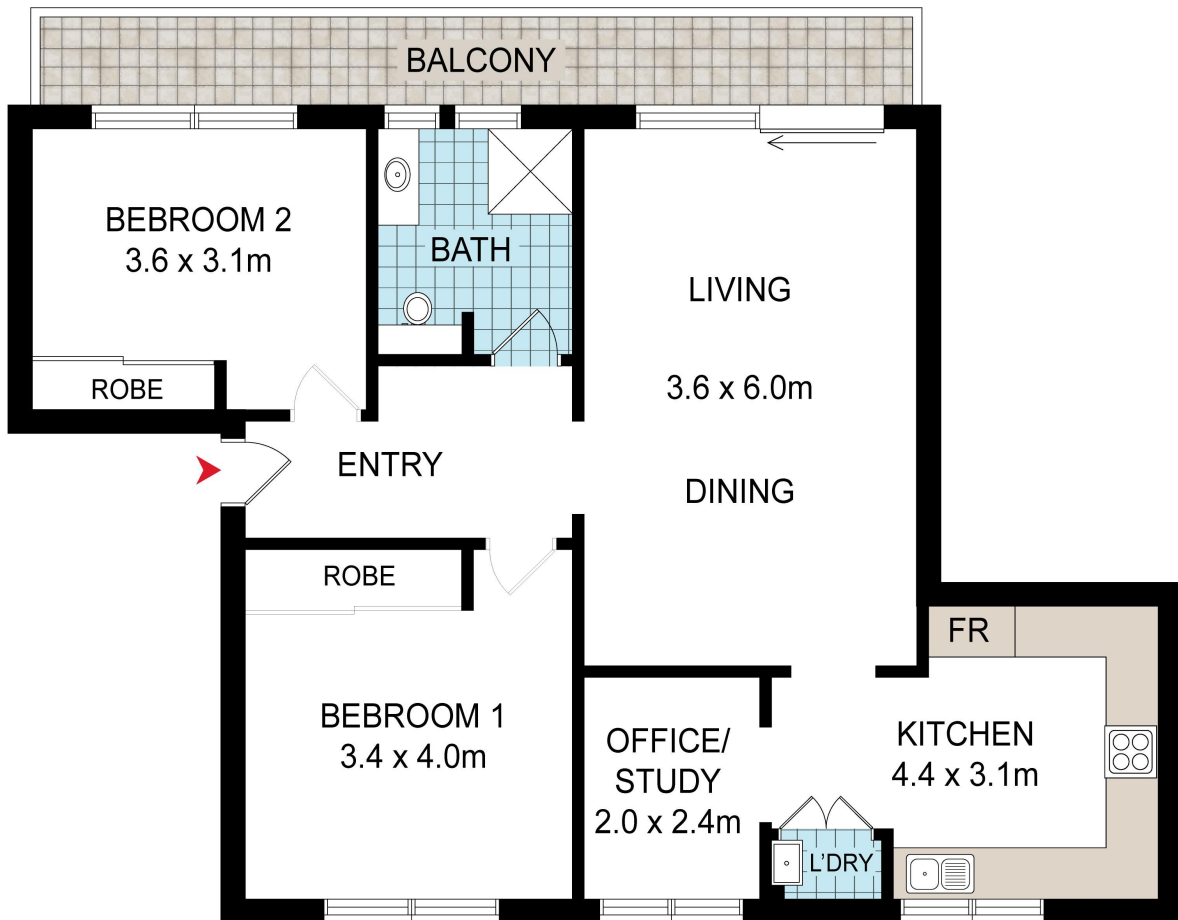
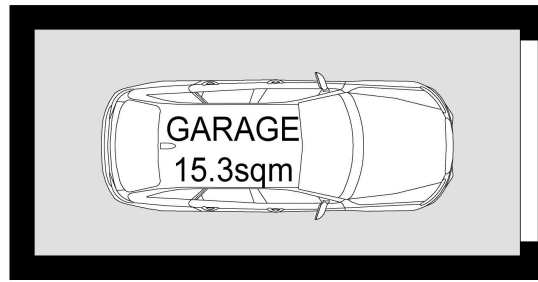
## MORE DETAILS

Property ID	MMCF8V
Property Type	Apartment
House Size	108 m2

**Peter Kassas 0404 003 320**  
 Sales Executive | peter@ljhcampsie.com.au  
**Francois Vassiliades 0400 131 415**  
 Director/Licensee | francois@ljhcampsie.com.au

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





5/62-64 PARK STREET,  
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