



## Campsie, 7/51-53 Fourth Avenue

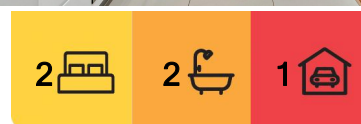
SOLD BY FRANCOIS VASSILIADES ~ 0400 131 415

Contemporary Parkside Apartment Offering Views, Space and Natural Light

Enjoying a desirable setting with glorious views over Flockhart Park and The Cooks River, this oversized apartment overdelivers in terms of space, modern comfort and lifestyle convenience in a peaceful Campsie pocket.

Beautifully appointed and flooded with natural light, it reveals a great layout offering stylish interiors enhanced by polished timber flooring and fresh neutral décor. There is a sleek stone kitchen equipped with quality stainless steel gas appliances, while open plan living and dining areas extend to a full-width sun bathed balcony.

The bedrooms are double sized and appointed with mirrored built-in wardrobes and the main features an ensuite. Additional features include a full-sized main bathroom, an internal laundry, split-cycle air conditioning and secure basement parking plus a lock-up



### For Sale

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### View

[ljhooker.com.au/KQAF8V](http://ljhooker.com.au/KQAF8V)

### Contact

**Francois Vassiliades**

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**Peter Kassas**

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

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storage cage.

Experience the very best of what Campsie has to offer, within walking distance of the station, shops, grocers, quality schools and more.

- Wonderfully spacious layout with open plan living/dining
- Sleek stone kitchen, s/steel gas appliances, dishwasher
- Easy flow to a sunny balcony with a lush green outlook
- Well-sized bedrooms appointed with mirrored built-in robes
- Stylish bathrooms, main with ensuite, internal laundry
- R/c air conditioning, timber floors, carpeted bedrooms
- Security intercom access, basement car space, storage cage
- Readymade investment/first home in parkside location
- Footsteps to Cooks River, Flockhart Park, walk/cycleways
- Walk to Campsie Station, village shops, eateries, schools

Property Size: Total 95sqm approx.

Strata Levies: \$719.21 per quarter approx.

Council Rates: \$401.00 per quarter approx.

Water Rates: \$178.42 per quarter approx.

Details: Francois Vassiliades - 0400 131 415

Peter Kassas - 0404 003 320

## More About this Property

Property ID	KQAF8V
Property Type	Apartment

**Francois Vassiliades 0400 131 415**

Director/Licensee | francois@ljhcampsie.com.au

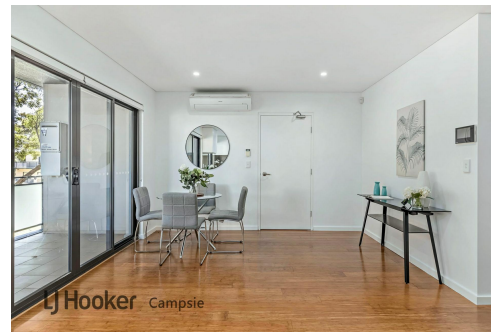
**Peter Kassas 0404 003 320**

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197 Beamish Street, CAMPSIE NSW 2194

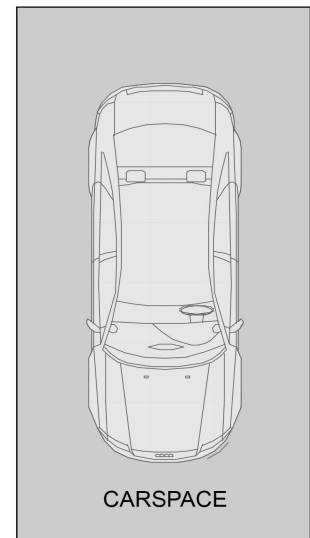
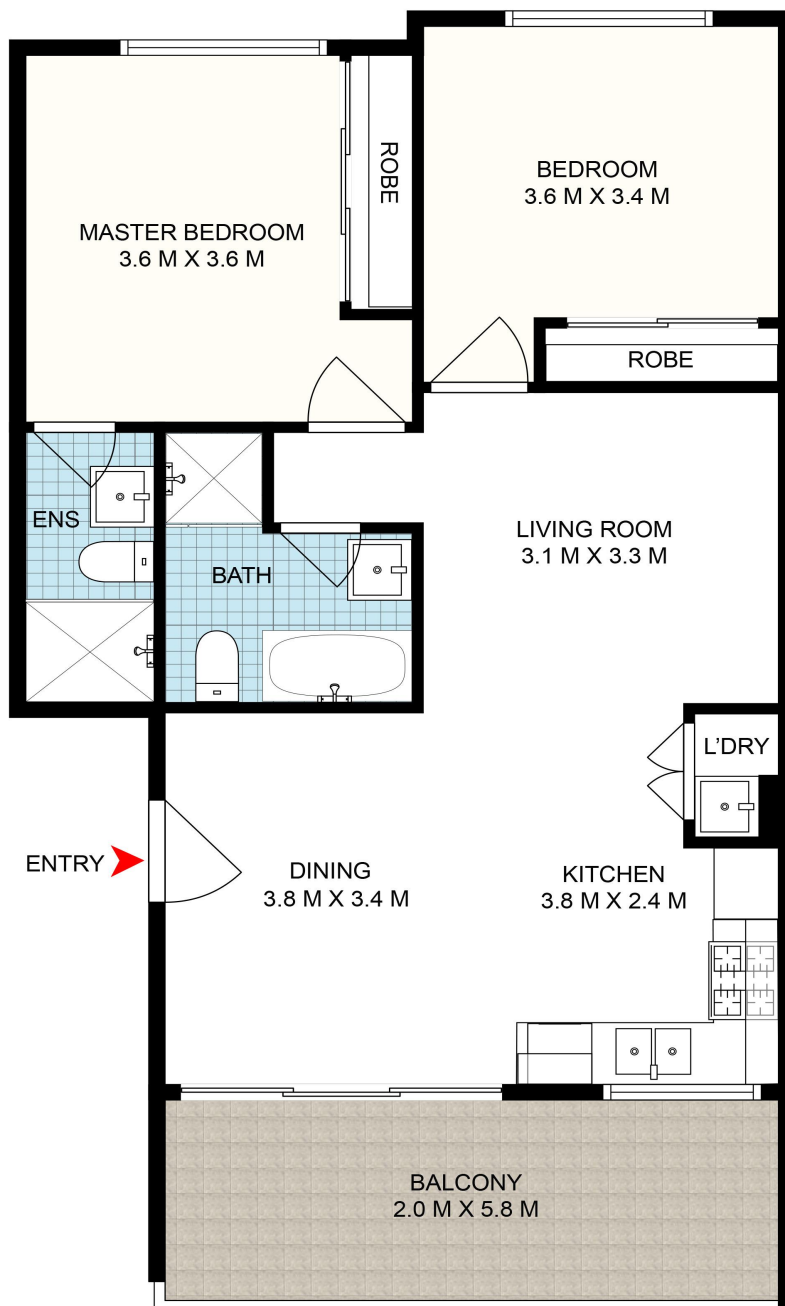
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CAMPSIE

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