

8/10 Victa Street, Campsie

SOLD BY PETER KASSAS ~ 0404 003 320

102sqm Modern apartment with 2 Bedrooms 2 Bathrooms 2 Huge Balconies, Clemton Park Village!

Boasting a prized top floor setting in the popular Clemton Park Village, this neat and tidy apartment offers the perfect combination of lifestyle and convenience with a myriad of shopping and dining options at your doorstep. Cleverly designed with two balconies allowing effortless cross-flow, it reveals a spacious layout with an eat-in gas kitchen and a separate lounge opening to a west facing balcony bathed in afternoon sunshine. Accommodation comprises two well-sized bedrooms, both of which are appointed with built-in wardrobes and the master features an ensuite. The main bathroom features a combined bath and shower, while there is an internal laundry, extensive storage and split-cycle air conditioning for year-round comfort. The apartment is well-presented and comfortable as is, while offering potential for a contemporary revamp to add further value. Complete with secure parking and a storage cage, it boasts Coles at the basement level while enjoying a stroll to Campsie's vibrant hub and the station.

- Cleverly designed with two balconies enjoying easy cross flow

2 🏠 2 🚿 1 🚗

FOR SALE

Sold By Peter Kassas 0404 003 320

AGENTS

Peter Kassas
0404 003 320
peter@ljhcampsie.com.au

Francois Vassiliades
0400 131 415
francois@ljhcampsie.com.au

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.



- Generous lounge with air conditioning for year-round comfort
- Streamlined eat-in kitchen gas cooktop with s/steel dishwasher
- Two well sized bedrooms appointed with built-in wardrobes
- Fully-tiled bathrooms, main with bath/shower, master w/ ensuite
- Study nook, internal laundry, internal storage, intercom access
- Comfortable as is while presenting scope to update/modernise
- Easy access to secure parking with storage cage directly behind
- Basement level Coles, gym, cafés and eateries, medical centre
- Complex central children's playground, walk to Campsie station

Property Size: Total 102sqm / Internal 87sqm approx.

Strata Levy: \$1,433 per quarter approx.
 Council Rates: \$429.00 per quarter approx.
 Water Rates: \$179.00 per quarter approx.

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

- some photos are virtually edited

MORE DETAILS

Property ID	MCJF8V
Property Type	Apartment
House Size	102 m2

Peter Kassas 0404 003 320

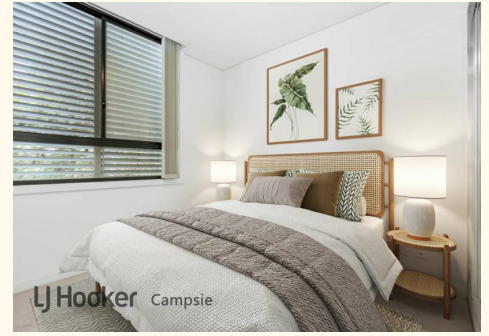
Sales Executive | peter@ljhcampsie.com.au

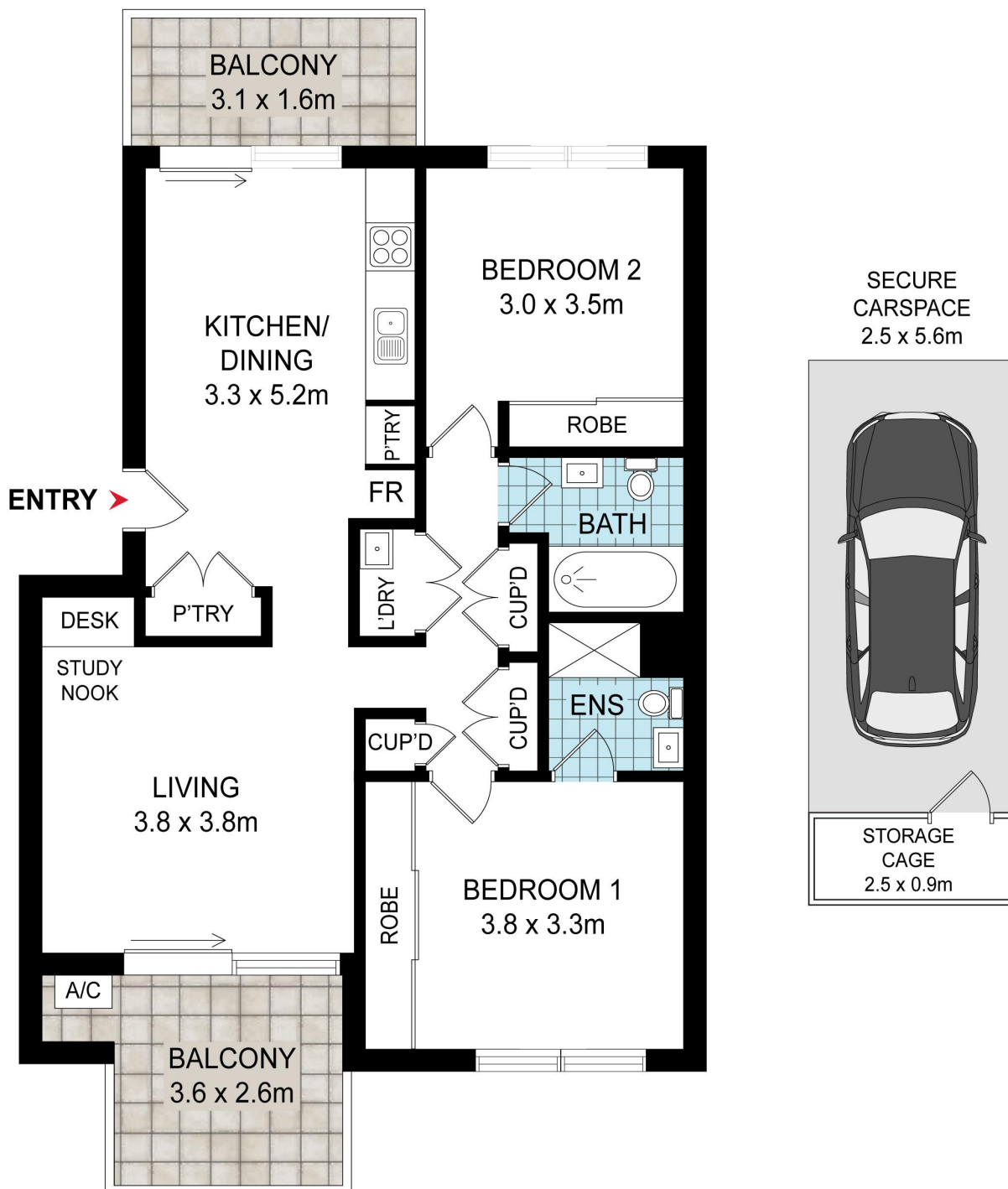
Francois Vassiliades 0400 131 415

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





8/10 VICTA 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 INVESTGATIONS