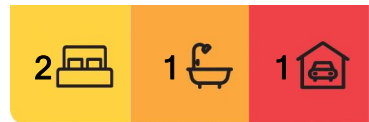


## Campsie, 8/41 First Avenue

Deposit Taken ~ Under Offer!

North Facing Renovated Top Floor Apartment in Prime Location

Opening to embrace a desirable northerly aspect and bathed in natural light, this stylishly renovated apartment offers the perfect blend of lifestyle and convenience in a peaceful leafy street. Enjoying a top floor setting in a boutique block of eight, it reveals beautifully appointed interiors dressed in fresh neutral tones with polished timber floorboards and high ceilings evoking a wonderful sense of space. A sleek kitchen is equipped with quality stainless steel appliances, while open plan living and dining areas feature sliding glass doors opening to a sunny balcony framed by lush greenery. Accommodation comprises two well-sized bedrooms, main with built-in wardrobes, while there is a bright and airy bathroom and an internal laundry. Complete with a carport, it enjoys a whisper quiet setting within a stroll of beautiful parklands and quality schools, while moments to Campsie Station and Beamish Street's popular shopping, eateries and all everyday amenities.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/MC8F8V](http://ljhooker.com.au/MC8F8V)

**Contact**  
**Francois Vassiliades**  
0400 131 415  
[francois@ljhcampsie.com.au](mailto:francois@ljhcampsie.com.au)

**Peter Kassas**  
0404 003 320  
[peter@ljhcampsie.com.au](mailto:peter@ljhcampsie.com.au)



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

**Disclaimer:** 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.

- Boasts prized northerly aspect and bathed in natural light
- Stylishly renovated with timber floors and high ceilings
- Combined living/dining opens to sunny n/facing balcony
- Sleek kitchen with stainless steel appliances, dishwasher
- Exposed brick walls, plantation shutters, leafy outlooks
- Well-proportioned bedrooms appointed with built-in robes
- Bright and airy bathroom, internal laundry, single carport
- Readymade first home or investment in peaceful street
- Walk to Rudd Park, Cooks River Parklands, quality schools
- Close to Campsie Station, Beamish Street's shops, caf&#xE9;s

Strata Levies: \$1,027.90 per quarter approx.

Council Rates: \$411.00 per quarter approx.

Water Rates: \$176.00 per quarter approx.

Details: Francois Vassiliades ~ 0400 131 415

Peter Kassas ~ 0404 003 320

## More About this Property

<b>Property ID</b>	MC8F8V
<b>Property Type</b>	Apartment

### Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

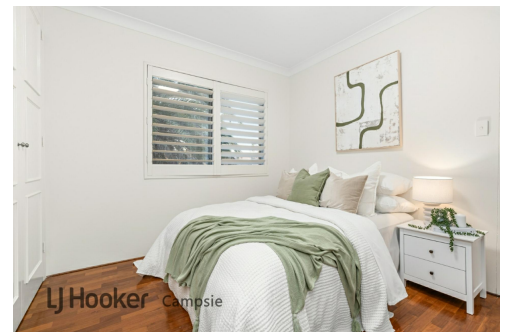
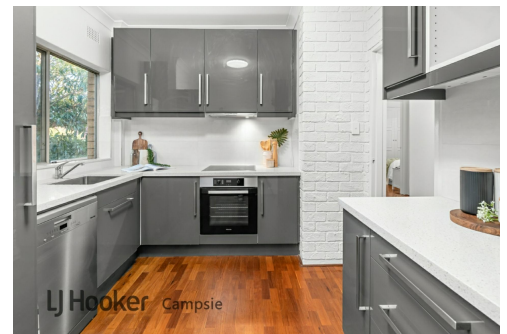
### Peter Kassas 0404 003 320

Sales Executive | peter@ljhcampsie.com.au

### LJ Hooker Campsie (02) 9789 6088

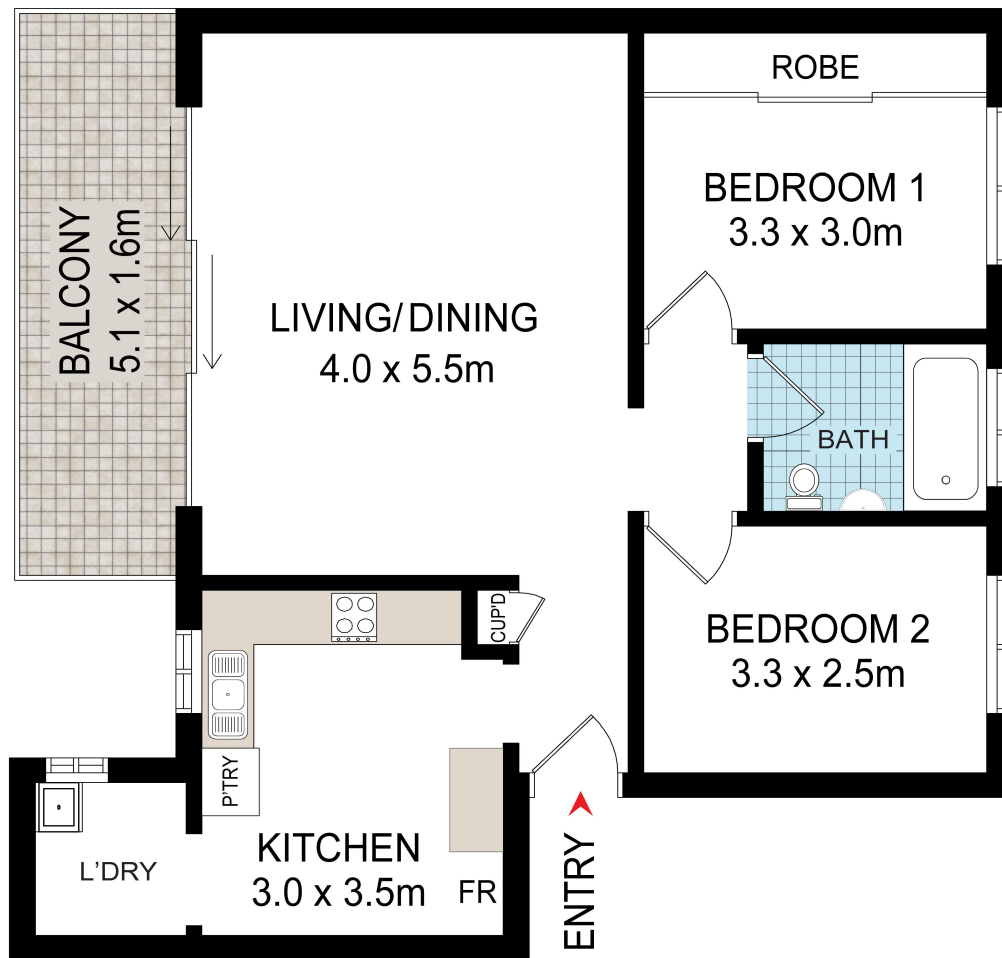
197 Beamish Street, CAMPSIE NSW 2194

campsie.ljhooker.com.au | info@ljhcampsie.com.au

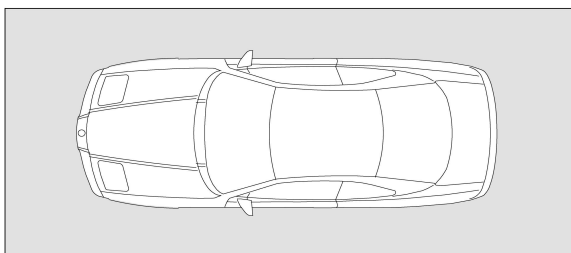


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CARPORT



8/41 FIRST AVENUE,  
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