

## Campsie, 11 Bellombi Street

Original Full-Brick Federation on Approx. 520sqm Primed for Renovation or Rebuild!

An exceptional opportunity exists in a prime Campsie address, this full-brick Federation cottage offers solid bones for a complete renovation or exciting scope to knock-down and rebuild your family dream home. Occupying an approx. 520sqm parcel, it reveals character-filled interiors with soaring ornate ceilings and beautiful leadlight windows adding timeless appeal. There are separate lounge and dining rooms and four well-sized bedrooms, while to the rear is an expansive leafy backyard with a separate studio offering potential for a self-contained granny flat (ALL STCA). Location-wise, it doesn't get any better. It is positioned 100 metres to the Cooks River Parklands, walking and cycling tracks, while a stroll to Canterbury and Campsie Stations and the areas vast selection of popular eateries, shops, quality schools and Canterbury's Leisure and Aquatic Centre.

- Original interiors, high ornate ceilings, leadlight windows
- Spacious lounge with preserved brick fireplace feature



**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.



### Auction

Sat 13th Sep @ 2:30PM

### View

Sat 30th Aug @ 2:00PM - 2:30PM

### Contact

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

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

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



- Original kitchen with gas cooktop and adjoining dining area
- Four well-scaled bedrooms, two fitted with built-in robes
- Bright and airy bathroom with bath/shower, external w/c
- Expansive leafy backyard, garden shed, off-street parking
- Separate studio with superb scope for rumpus/granny flat
- 100m to The Cooks River Parklands, Canterbury Racecourse
- Walk to shops, eateries, Campsie and Canterbury Stations
- Stroll to upcoming Canterbury Leisure and Aquatic Centre
- Walking distance to Canterbury's shops, Aldi, Woolworths
- Close proximity to the upcoming Campsie Metro Station

Total Property Size: 520sqm approx. / 10.6m x 48.8m

Council Rates: \$542.00 per quarter approx.

Water Rates: \$190.00 per quarter approx.

Inspect: Saturdays 2:00pm - 2:30pm or By Appointment

Auction: On Site Saturday 13/09/25 at 2:30pm

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

## More About this Property

Property ID	MCEF8V
Property Type	House
Land Area	520 m2
Including	Toilets (2)

**Peter Kassas 0404 003 320**

Sales Executive | peter@ljhcampsie.com.au

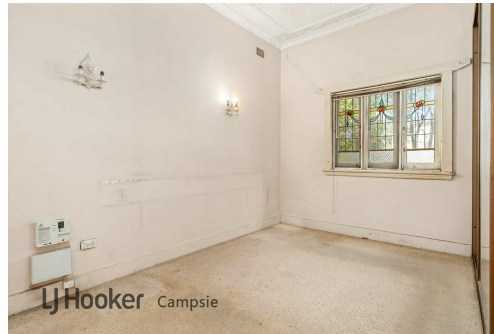
**Francois Vassiliades 0400 131 415**

Director/Licensee | francois@ljhcampsie.com.au

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

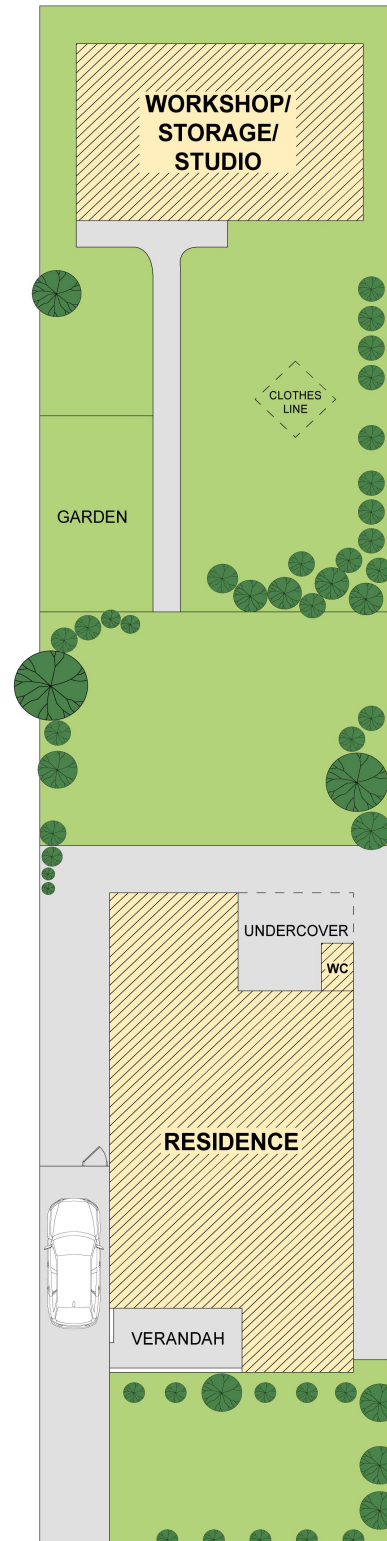
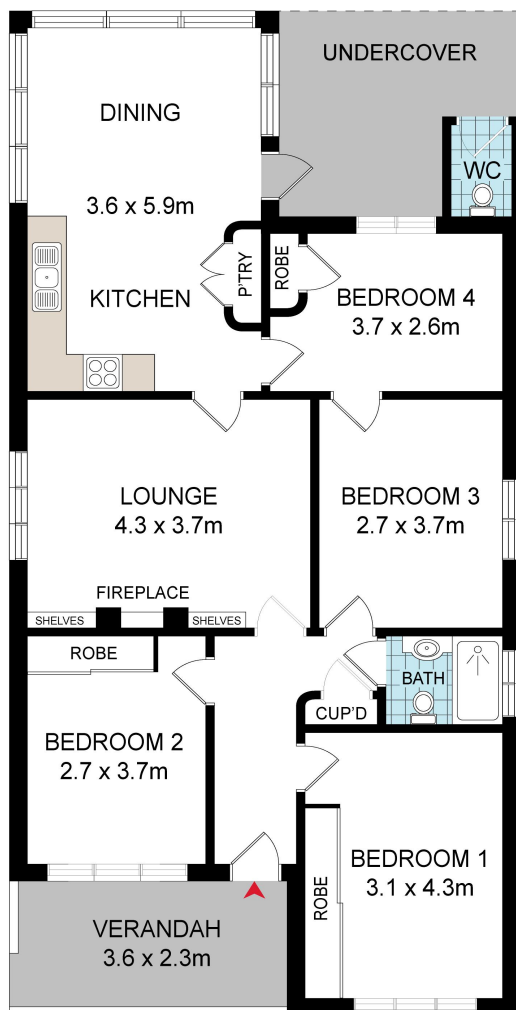
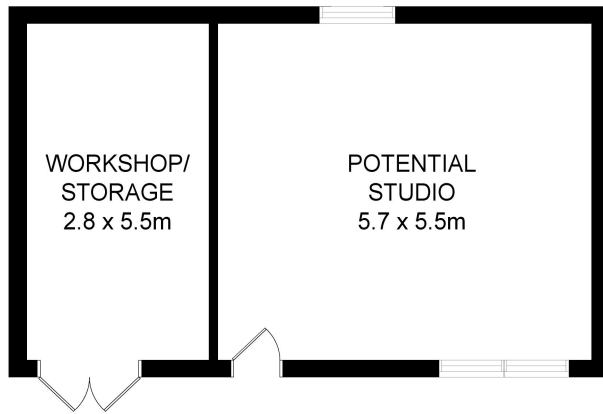
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**SITE PLAN**  
(not to scale)



## 11 BELLOMBI 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