



11 Gould Street, Campsie

Prime 664sqm Corner Block Offering Family Appeal and Development Potential!

Occupying a substantial 664sqm corner parcel with a wide 15.24m frontage, this classic double fronted residence presents an exceptional opportunity for families, investors and developers alike in a prime Campsie location. Comfortable as is with scope to further enhance, it offers a solid family home - exciting potential as a duplex development site with valuable corner access (STCA). Brimming with character, the home showcases high ornate ceilings together with floating timber and cypress pine flooring, creating a warm and inviting ambience throughout. A spacious and practical layout reveals separate living and dining areas, a well-equipped kitchen, four well-proportioned bedrooms, as well as an additional family dining and second kitchen privately situated towards the rear of the property, while the expansive backyard is complemented by a separate dwelling, providing excellent flexibility as potential self-contained accommodation. Enjoying an unbeatable lifestyle address, the residence is positioned within an easy stroll of Campsie's vibrant shopping and dining precinct, the station and everyday conveniences, while quality schools including St Mel's Catholic Primary School and Campsie Public School are just moments away. Parks, transport, and

4 2 0

AUCTION

Sat 8th Aug @ 1:30PM

VIEW

Sat 18th Jul @ 1:00PM - 1:30PM

AGENTS

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Francois Vassiliades
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AGENCY

LJ Hooker Campsie
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Interested parties must rely solely on their own enquiries.



local amenities are all at your doorstep, with the highly anticipated Canterbury Aquatic and Leisure Centre set to further enhance the area's outstanding family appeal.

- Substantial 664sqm corner block with a wide 15.24 meter frontage
- Exceptional family home with scope to enhance further (STCA)
- Outstanding potential for a future duplex development (STCA)
- Classic double fronted timber residence with timeless character
- Functional family layout featuring separate living and dining areas
- Neat stone kitchen, electric cooktop, ample cupboard storage
- Four well-scaled bedrooms, three appointed with built-in robes
- Additional family dining second kitchen privately situated to the rear
- Floating timber & cypress pine floorboards / Air Conditioning
- Two fully tiled bathrooms, main with corner bath, internal laundry
- Expansive backyard with separate dwelling/self-contained living (STCA)
- Stroll to Campsie Station, vibrant village shops, cafés and eateries
- Walk to St Mel's Catholic Primary School, Campsie Public School
- Close to Canterbury's hub and the upcoming Aquatic/Leisure Centre

Property Size: Total 664sqm approx. (15.24m x 43.61m)

Council Rates: \$683.00 per quarter approx.

Water Rates: \$230.00 per quarter approx.

Inspect: Saturdays 1:00pm - 1:30pm

Auction: Onsite Saturday 08/08/26 at 1:30pm

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

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MORE DETAILS

Property ID	MP8F8V
Property Type	House
Land Area	664 m2
Including	Toilets (3)

Peter Kassas 0404 003 320

Sales Executive | peter@ljhcampsie.com.au

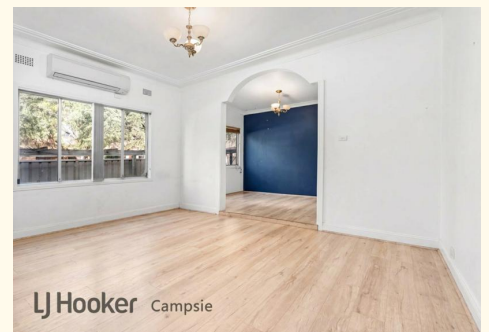
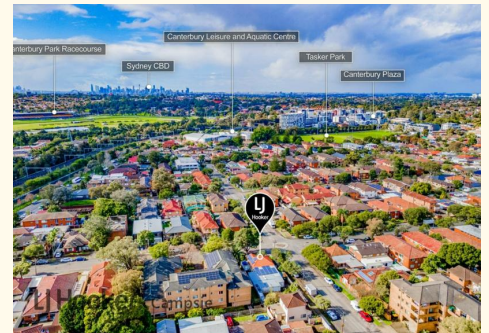
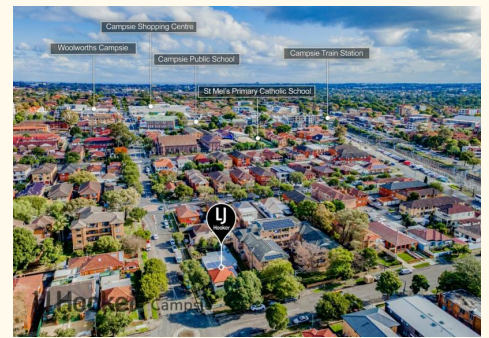
Francois Vassiliades 0400 131 415

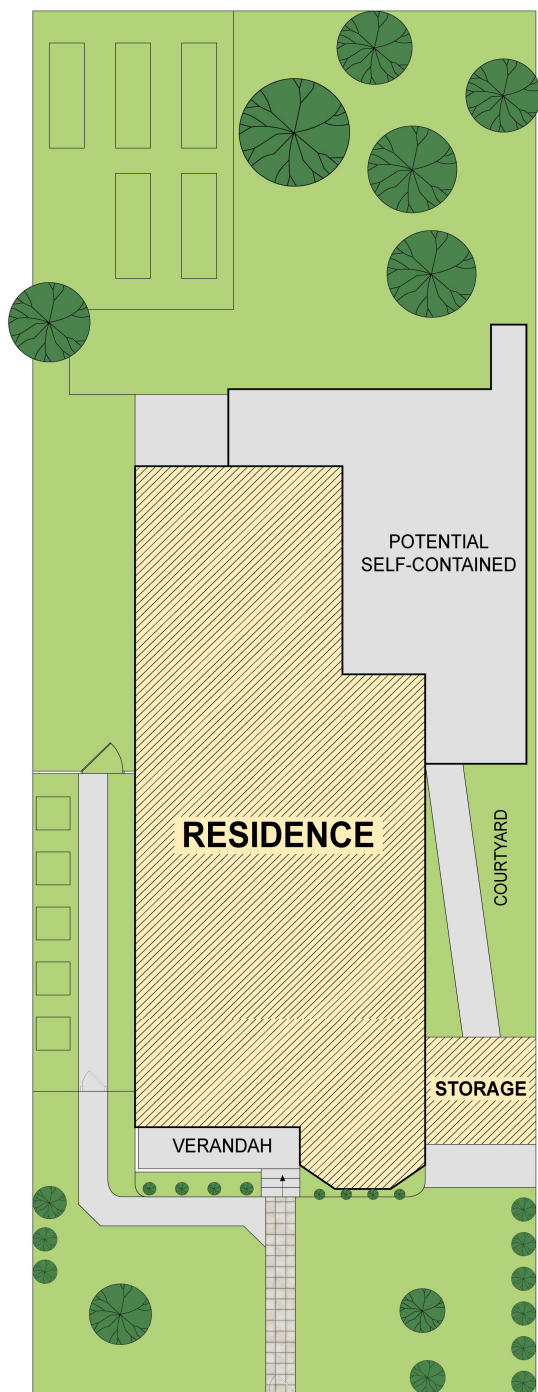
Director/Licensee | francois@ljhcampsie.com.au

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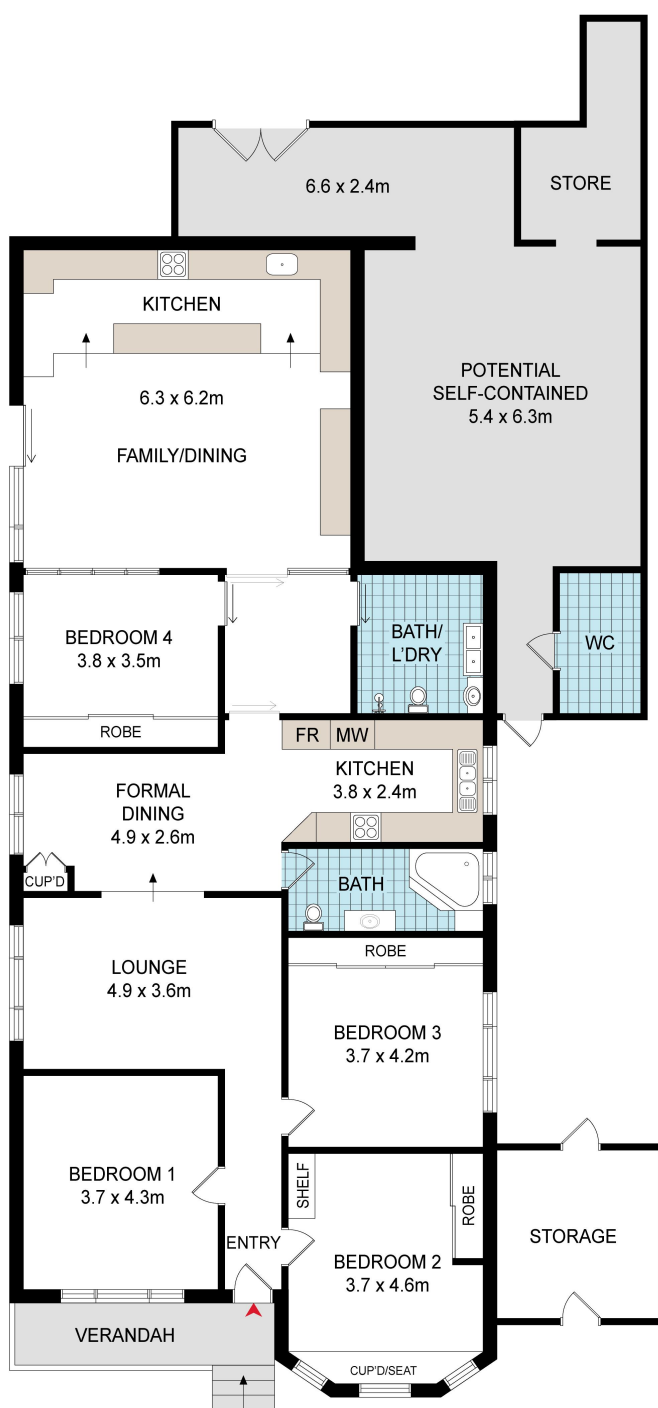
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SITE PLAN (not to scale)



11 GOULD STREET, CAMPSIE

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