



13 Marlowe Street, Campsie

Renovate or Rebuild (stca) in Campsie's Best Street!

An exceptional opportunity exists on a substantial parcel of land in a highly connected Campsie address, this freestanding timber home is offered as a complete blank canvas, delivering extraordinary scope to transform or knock-down and rebuild something truly special (STCA). Original period elements including soaring ornate ceilings, timber windows and picture rails still endure, hinting at the home's former character and charm. With a traditional layout and an expansive backyard, it invites buyers with creative vision and determination to unlock its full potential in an unbeatable location. Step outside and you're just a minute stroll to Woolworths and Campsie's vibrant hub with popular eateries, the station and metro line. Campsie Public School and St Mel's Catholic Primary School are both a short walk away, and it's just minutes to Canterbury Hospital and Belmore Sports Ground.

- Dilapidated interiors primed for renovation/rebuild (STCA)
- Traditional layout with separate lounge and dining rooms
- Expansive level backyard with huge space to extend (STCA)
- Original kitchen with casual dining nook, original bathroom
- Three well-proportioned bedrooms with timber windows
- Soaring ornate ceilings, picture rails, external laundry

3 1 2

FOR SALE

Price Guide \$1,600,000

VIEW

By Appointment

AGENTS

Peter Kassas
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Francois Vassiliades
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AGENCY

LJ Hooker Campsie
(02) 9789 6088

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Interested parties must rely solely on their own enquiries.



- 2-min stroll to Woolworths, shops, popular cafés/eateries
- Minutes' walk to Campsie's hub, the station & metro line
- Walk to Campsie Public School, St Mel's Catholic Primary
- Close to Canterbury Hospital and Belmore Sports Ground

Council Rates: \$669.00 per quarter approx.

Water Rates: \$269.00 per quarter approx.

Inspect: By Appointment

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

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MORE DETAILS

Property ID	MM2F8V
Property Type	House

Peter Kassas 0404 003 320

Sales Executive | peter@ljhcampsie.com.au

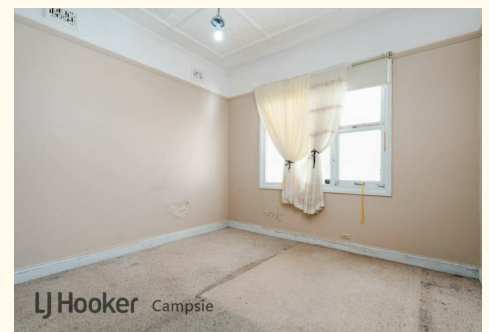
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