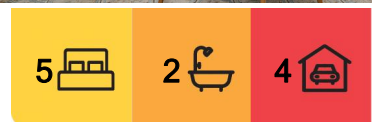


## Campsie, 23 Eighth Avenue

Immaculate Double-Brick Home on approx. 506sqm Block in Wide Tree-Lined Street

Big on space and immaculately presented throughout, this charming double-fronted classic is set between the vibrant hub of Beamish Street and the beautiful green spaces of The Cooks River parklands, making it the perfect spot for the active outdoor-loving family. Nestled in a wide tree-lined street with side driveway access to four off-street parking, this partly renovated double-brick residence features solid foundations with modern additions enhanced by soaring ceilings and quality tiled living areas. Accommodation comprises five oversized bedrooms, two of which are appointed with built-in wardrobes and all feature floating timber floors. A generous living area offers plenty of space to relax and entertain, while an eat-in granite kitchen features gas cooking and abundant cupboard storage. A separate family/sunroom or second living area is perfect for multi-generational living, complete with a brand-new stone kitchen with stainless-steel gas appliances, ample storage and a second fully-tiled bathroom. Family excellence continues with an expansive sun bathed level backyard with a veggie patch, paved area and fabulous all-weather



### Auction

Sat 13th Sep @ 9:30AM

### View

Sat 6th Sep @ 9:00AM - 9:30AM

### Contact

**Peter Kassas**

0404 003 320

[peter@ljhcampsie.com.au](mailto:peter@ljhcampsie.com.au)

**Francois Vassiliades**

0400 131 415

[francois@ljhcampsie.com.au](mailto:francois@ljhcampsie.com.au)



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

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alfresco entertaining. It boasts a top location within a stroll of Campsie's shopping and dining precinct, buses, quality schools and Campsie Station.

- Warm and welcoming living with split-cycle air conditioning
- Well-equipped kitchen with granite benchtops, gas cooktop
- Sun washed backyard, paved area, level lawn, veggie patch
- Superb undercover alfresco entertaining area with lighting
- Four oversized bedrooms with engineered timber flooring
- Two bedrooms appointed with floor-to-ceiling built-in robes
- Fully tiled bathroom with corner bathtub and separate vanity
- Spacious sunroom, new stone gas kitchen, second bathroom
- Tiled throughout living areas, soaring ceilings, internal laundry
- Side driveway access with off-street parking for four cars
- Stroll to Campsie's vibrant hub, eateries, Campsie Station
- Walk to Cooks River Parklands, walking and cycling tracks
- Close to the upcoming Campsie Metro line, quality schools

Total Property Size: 506sqm approx.

Council Rates: \$620.00 per quarter approx.

Water Rates: \$193.00 per quarter approx.

Inspect: Saturdays 9:00am - 9:30am or Tuesday 26th August & Tuesday 2nd September from 5.30pm to 6pm.

Auction: On Site Saturday 13/09/25 at 9:30am

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

\* Some photos have virtual furniture edits!

## More About this Property

<b>Property ID</b>	MCGF8V
<b>Property Type</b>	House
<b>Land Area</b>	506 m2

### Peter Kassas 0404 003 320

Sales Executive | peter@ljhcampsie.com.au

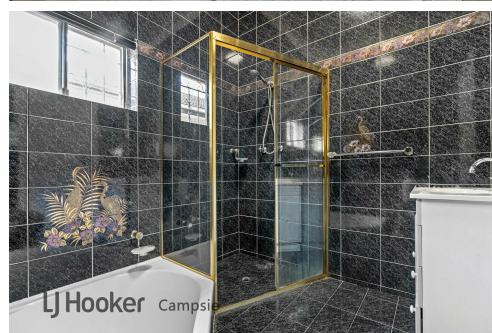
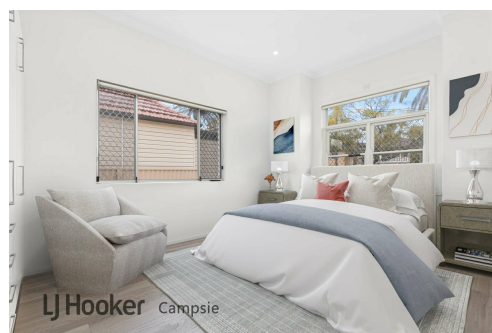
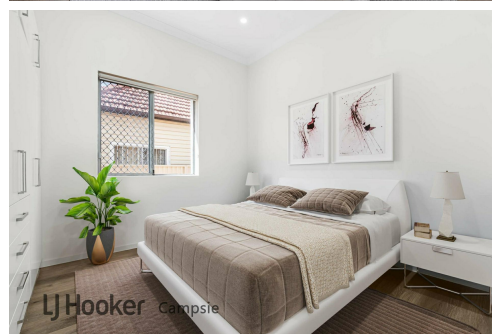
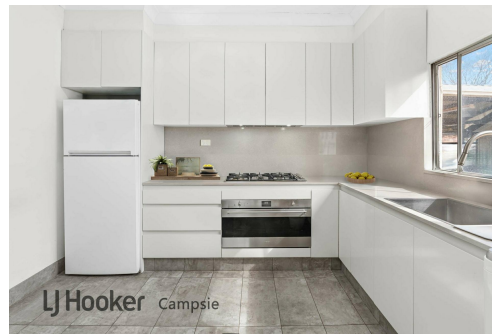
### Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

### LJ Hooker Campsie (02) 9789 6088

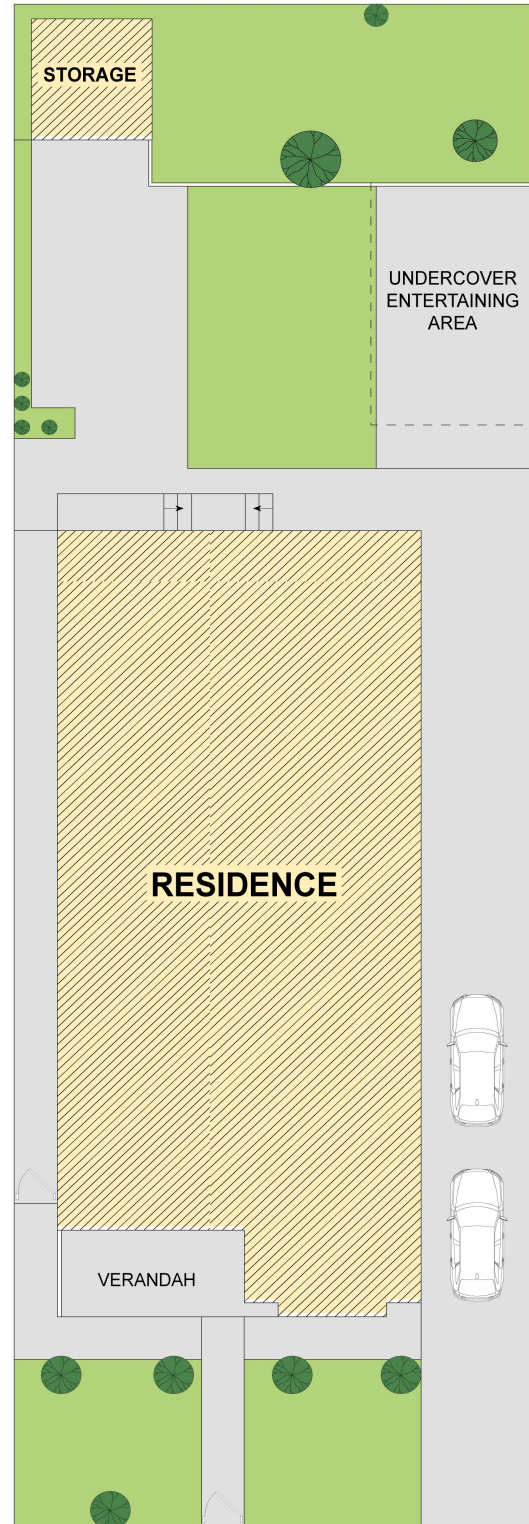
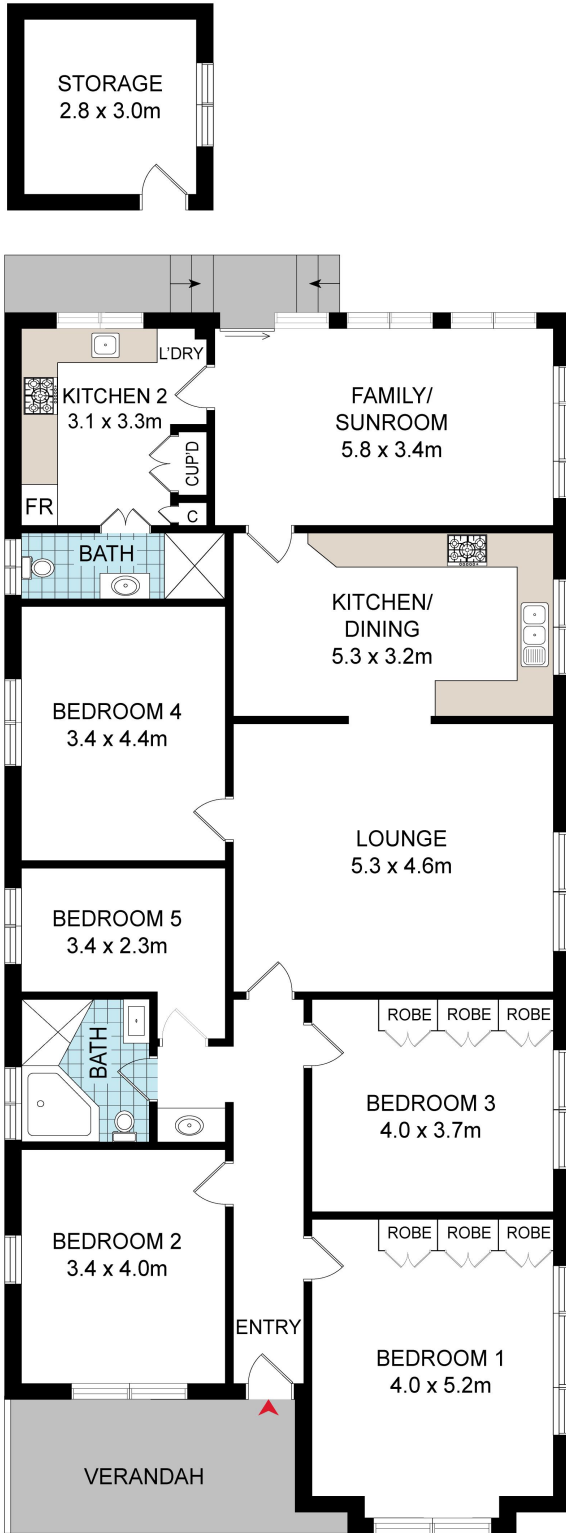
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campsie.ljhooker.com.au | info@ljhcampsie.com.au



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**SITE PLAN**  
(not to scale)



## 23 EIGHT 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 INVESTGATIONS