



23 Eighth Avenue, Campsie

SOLD AT AUCTION BY FRANCOIS VASSILIADES

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-feather alfresco entertaining. It boasts a top location within a stroll of

5 🏠 2 🚿 4 🚗

FOR SALE
SOLD AT AUCTION BY FRANCOIS VASSILIADES

AGENTS

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

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

AGENCY

LJ Hooker Campsie
(02) 9789 6088

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.



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.

Details: Francois Vassiliades - 0400 131 415

Peter Kassas - 0404 003 320

- Some photos have virtual furniture edits!

MORE DETAILS

Property ID	MCGF8V
Property Type	House
Land Area	506 m2

Peter Kassas 0404 003 320

Sales Executive | peter@ljhcampsie.com.au

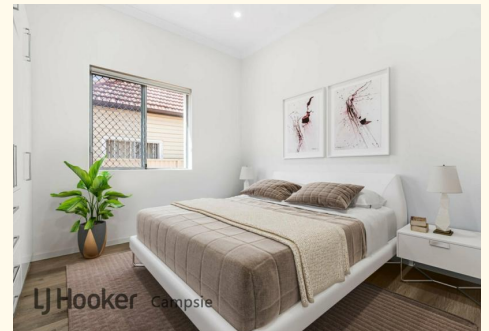
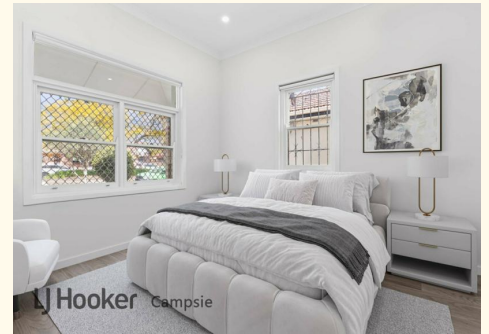
Francois Vassiliades 0400 131 415

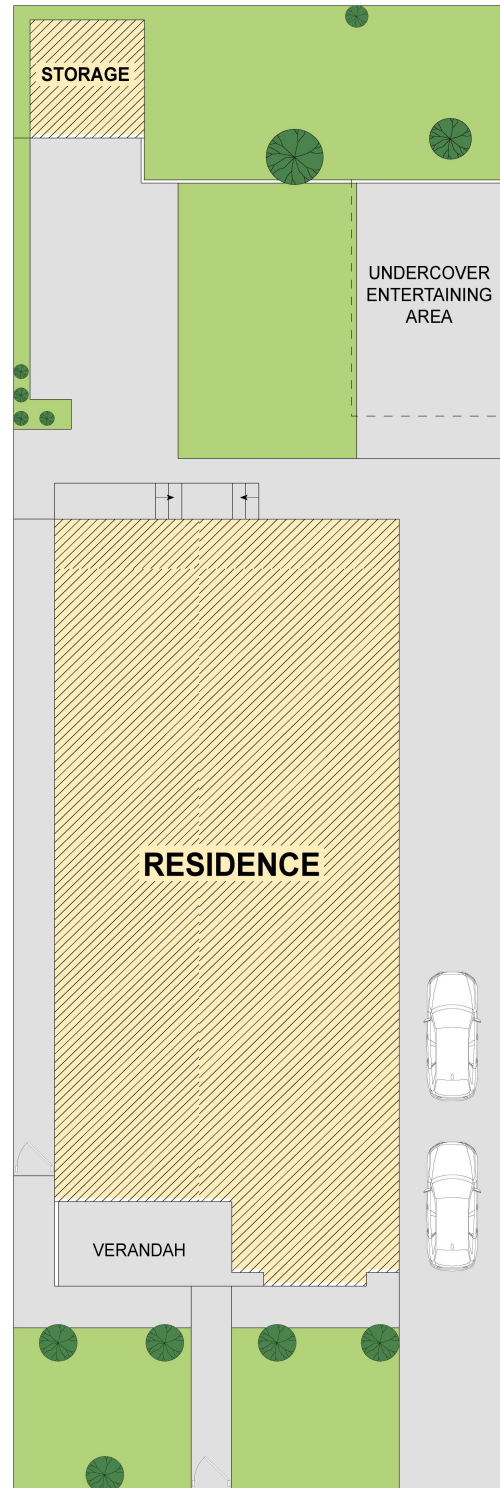
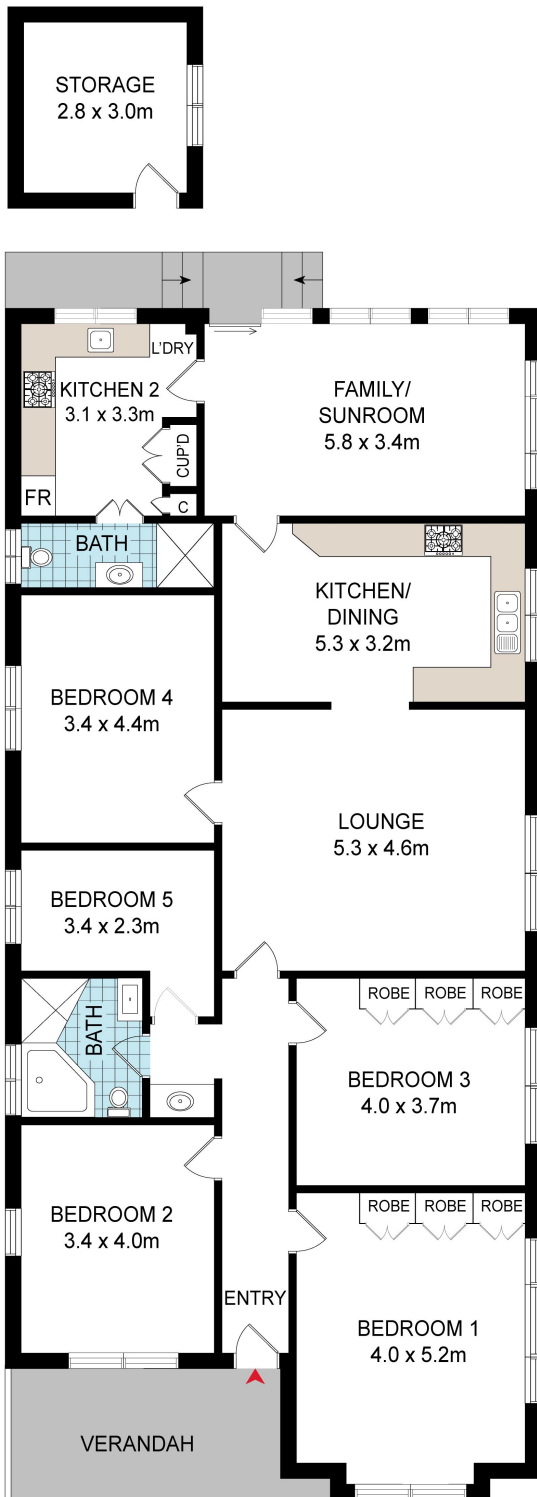
Director/Licensee | francois@ljhcampsie.com.au

LJ Hooker Campsie (02) 9789 6088

197 Beamish Street, CAMPSIE NSW 2194

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





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