

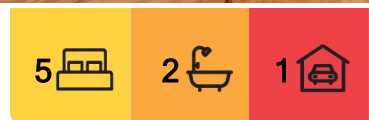


## Campsie, 28 Cross Street

SOLD AT AUCTION BY GEORGE EL DAGHL

Split-Level Double Brick Home on Zoned R3 523sqm Block

Occupying a substantial zoned R3 523sqm block with a 12.19m frontage, this split-level double brick residence delivers an exceptional family home with outstanding potential on the border of Earlwood and Canterbury. Well-presented with solid foundations and high ceilings, it features a spacious four-bedroom layout with separate lounge and dining areas and a renovated eat-in kitchen equipped with stainless-steel gas appliances. Interiors spill out to an undercover balcony, while a highlight is the separate self-contained granny flat with a well-sized living area, full kitchen and bathroom. Explore the potential to capitalise on this superb offering with the option to acquire the neighbouring property and recreate/renovate or rebuild a brand-new contemporary family home or duplex (STCA). It is perfectly positioned a short walk to Clemton Park village, shops and eateries, parks and public transport.



**For Sale**  
SOLD AT AUCTION BY GEORGE EL DAGHL

**View**  
[ljhooker.com.au/M7KF8V](http://ljhooker.com.au/M7KF8V)

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



- Traditional layout comprises separate lounge and dining areas
- Modern eat-in kitchen features stainless-steel gas appliances
- Four well-proportioned bedrooms, two with built-in wardrobes
- Original bathroom, air conditioning, off-street parking space
- Separate self-contained granny flat with kitchen & bathroom
- Zoned R3 medium density residential with wide 12.19m frontage
- Borders Earlwood & Canterbury, stroll to Clemton Park Village
- Walk to shops and eateries, minutes to Campsie's vibrant hub
- Close proximity to a variety of schools, parks, public transport
- Potential to acquire number 30 to recreate one property (STCA)

Property Size: Total 523sqm approx.

Details: George El Daghl - 0417 207 256

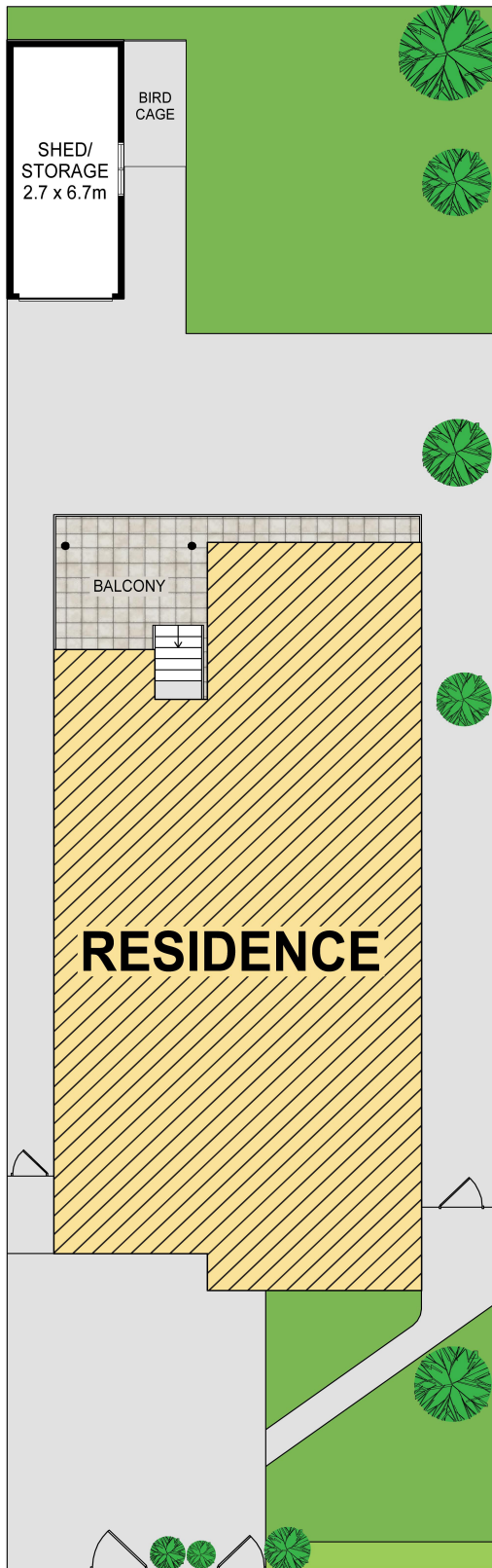
## More About this Property

Property ID	M7KF8V
Property Type	House

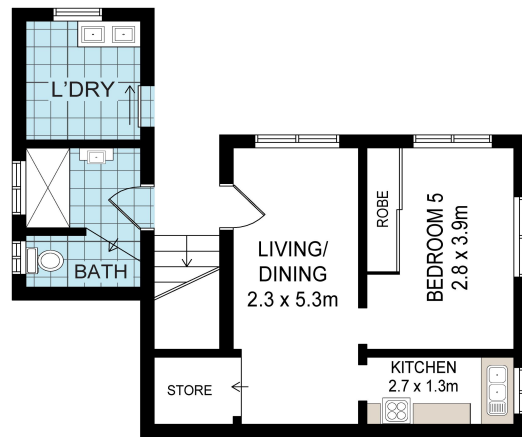
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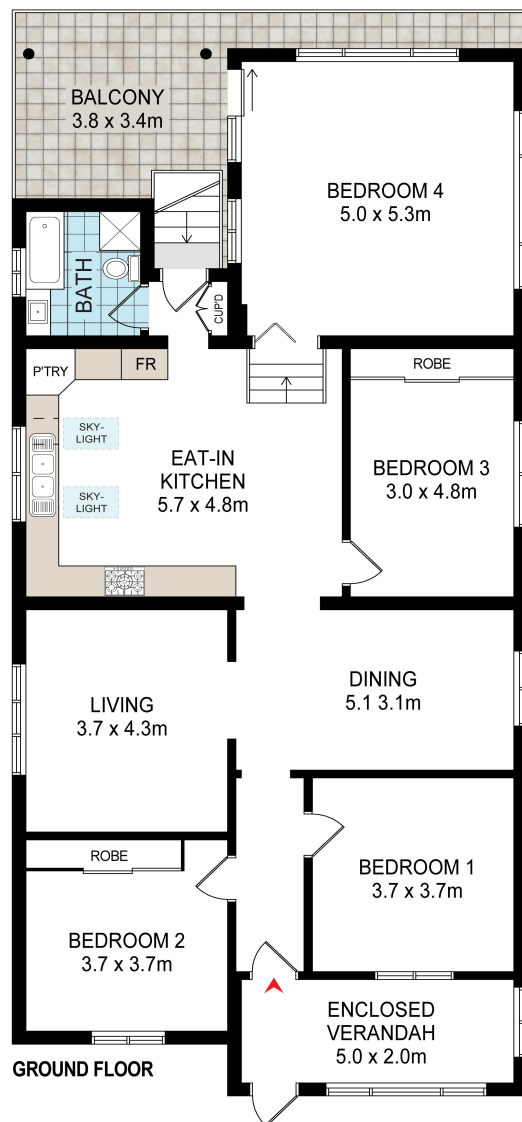




SITE PLAN (not to scale)



LOWER GROUND FLOOR



GROUND FLOOR

ENTRY

28 CROSS STREET,  
CAMPSIE

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