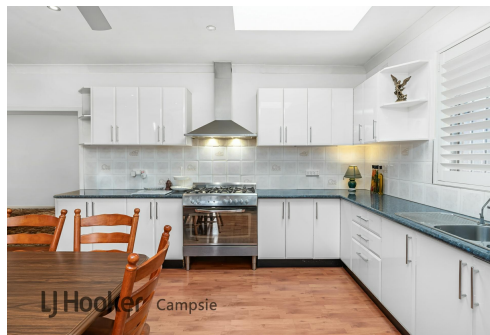


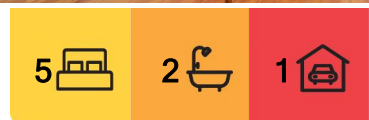


## Campsie, 28 Cross Street

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**  
**George El Daghl**  
0417 207 256  
[george@ljhcampsie.com.au](mailto:george@ljhcampsie.com.au)



**Disclaimer:** 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.

**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.

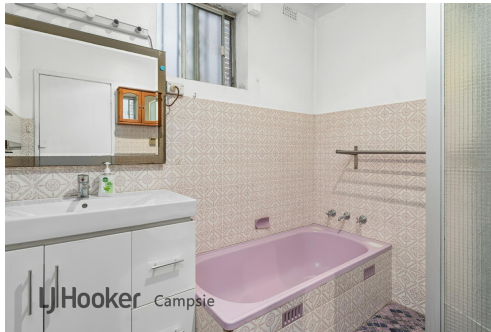
Details: George El Daghl - 0417 207 256

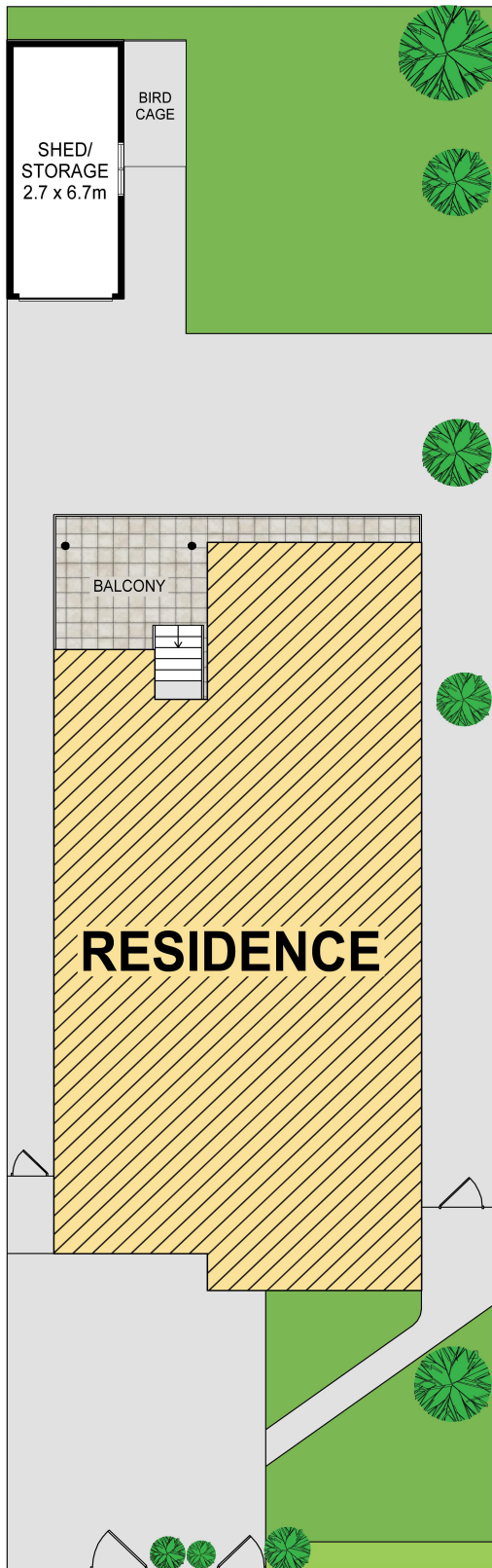
## More About this Property

|               |        |
|---------------|--------|
| Property ID   | M7KF8V |
| Property Type | House  |
| Land Area     | 523 m2 |

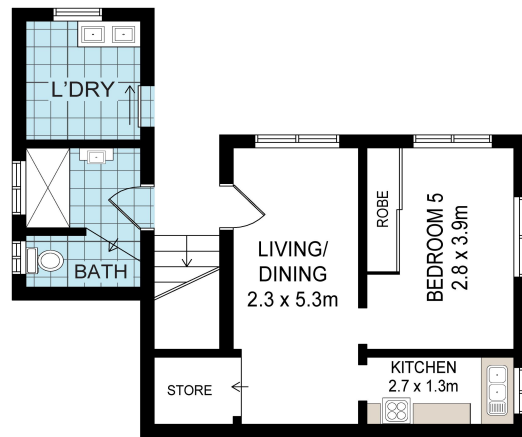
**George El Daghl 0417 207 256**  
Sales Executive | [george@ljhcampsie.com.au](mailto:george@ljhcampsie.com.au)

**LJ Hooker Campsie (02) 9789 6088**  
197 Beamish Street, CAMPSIE NSW 2194  
[campsie.ljhooker.com.au](http://campsie.ljhooker.com.au) | [info@ljhcampsie.com.au](mailto:info@ljhcampsie.com.au)

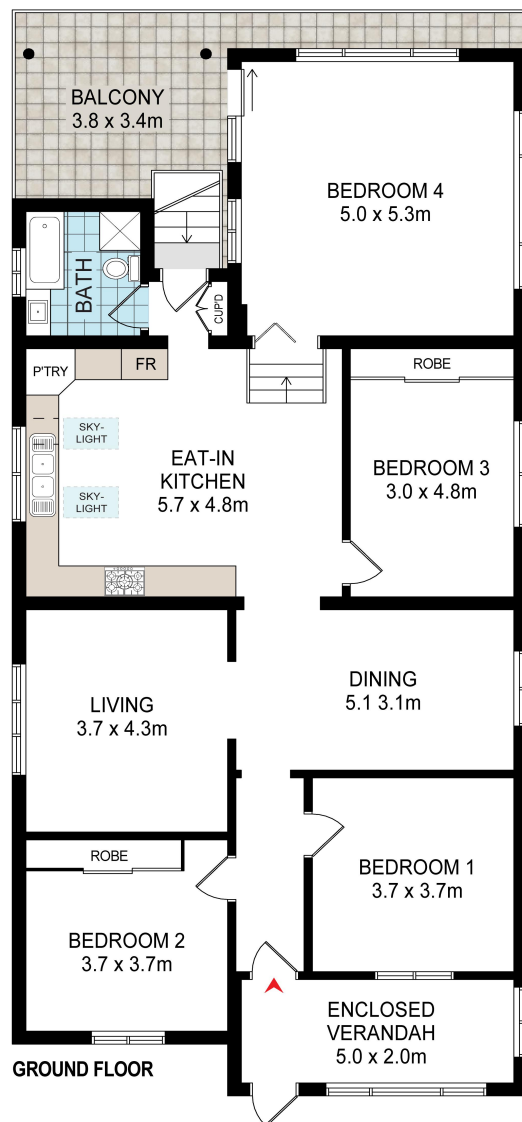




SITE PLAN (not to scale)



LOWER GROUND FLOOR



GROUND FLOOR

ENTRY

28 CROSS STREET,  
CAMPSIE

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