

Campsie, 31 Amy Street

SOLD PRIOR TO AUCTION BY PETER KASSAS

Tightly Held Family Home of 40 years, Superb Potential, steps to Campsie's Vibrant Hub!

Discover a world of opportunity in this traditional two level residence, occupying a substantial level block in one of Campsie's best streets.

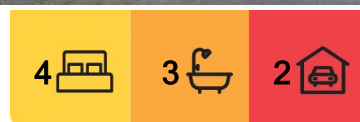
A highlight is the separate self-contained accommodation, ideal for guests and in-laws and complete with a kitchen and bathroom.

Tightly held by the one family for an incredible 40 years, it reveals beautifully maintained interiors offering generous proportions enhanced by high ceilings, classic timber joinery and wood panelling.

A traditional layout features formal lounge and dining areas plus an updated kitchen with stone benchtops, an electric cooktop and abundant cupboard storage. The kitchen adjoins



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For Sale
SOLD PRIOR TO AUCTION BY PETER KASSAS

View
ljhooker.com.au/KQ0F8V

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a spacious family room, while interiors spill out to a large, paved backyard awash with sunshine.

The upper level of the home comprises a large rumpus/second living area and four oversized bedrooms. All four bedrooms are appointed with built-in wardrobes, the main bedroom features an ensuite and three of the bedrooms including the main enjoy access to a sunny balcony.

Additional features include a full-sized main bathroom with a separate bath and shower, while there is an additional w/c on the lower level, an external laundry and plentiful storage throughout.

With side driveway access to a carport plus off-street parking, it boasts a prime address, 100 metres to Campsie's vibrant hub, Campsie Station, shops, popular eateries and Anzac Park and minutes to Campsie Public School.

- Separate self-contained accommodation with kitchen/dining
- Traditional layout featuring both formal and informal living/dining.
- Spacious formal lounge room adjoins a separate formal dining area.
- Updated stone kitchen, electric cooktop, ample cupboard storage
- Interiors open to covered veranda and sunbathed backyard.
- Kitchen adjoins family room, upper level second living/rumpus.
- Four Well-proportioned bedrooms all with built-in wardrobes.
- Main with ensuite, main/second/third bedrooms access balcony
- Ducted air conditioning, high ceilings, timber joinery/panelling
- Three bathrooms, full main bathroom, additional downstairs w/c
- External laundry tiled lower level, carpeted lounge/dining/bedrooms.
- Side driveway access to carport plus additional off-street parking
- 2 min walk to Station, Campsie Medical Centre, Shopping Centre
- Steps to Anzac Park, buses, 4 min walk to Campsie Public School

Council Rates: \$651.00 per quarter approx.

Water Rates: \$183.00 per quarter approx.

Details: Peter Kassas - 0404 003 320

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More About this Property

Property ID	KQ0F8V
Property Type	House
Including	Toilets (4)

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Sales Executive | peter@ljhcampsie.com.au

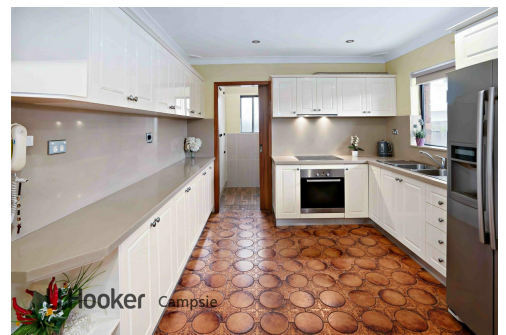
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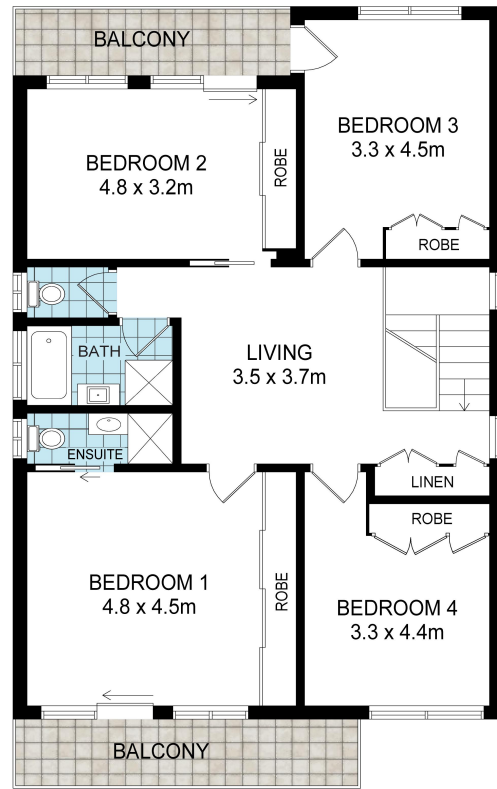
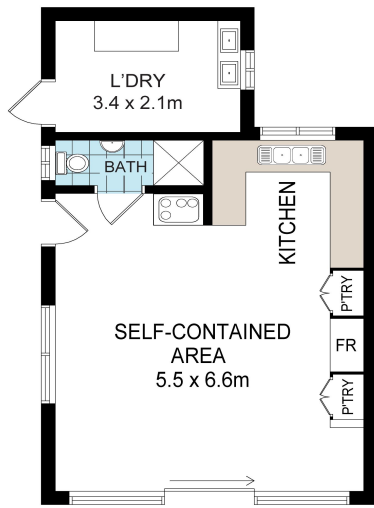
197 Beamish Street, CAMPSIE NSW 2194

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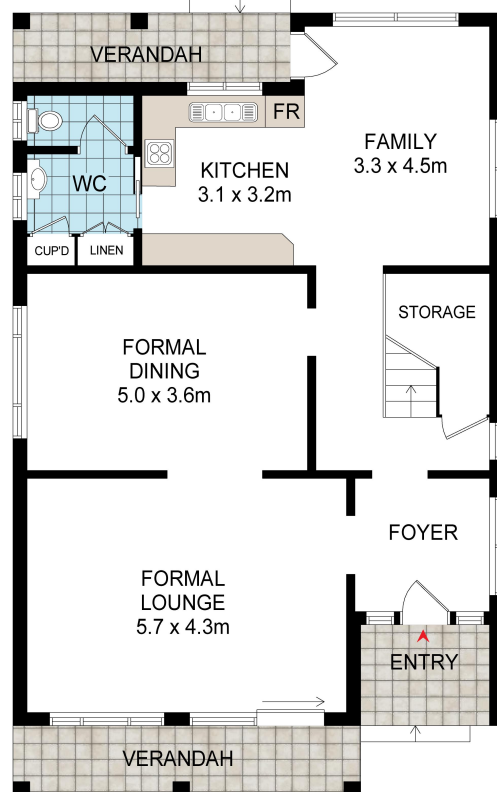


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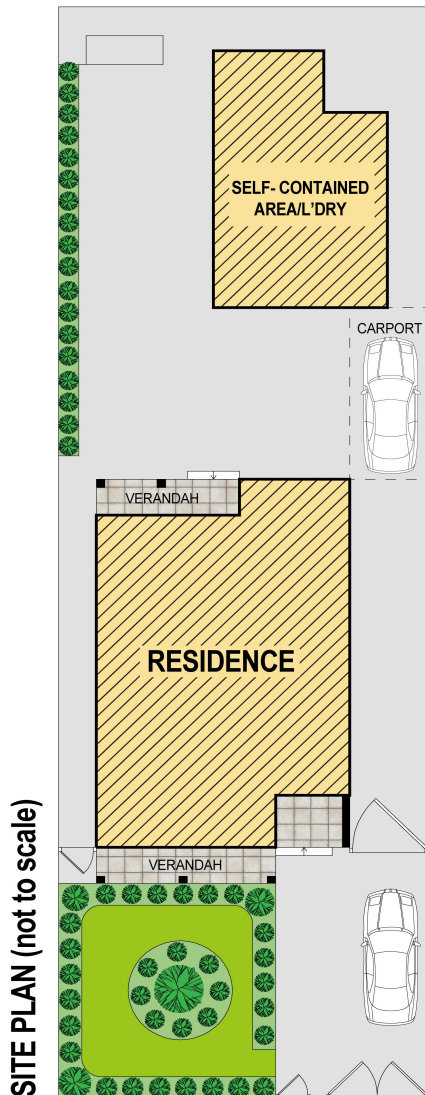
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UPPER FLOOR



GROUND FLOOR



31 AMY STREET, CAMPSIE

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