

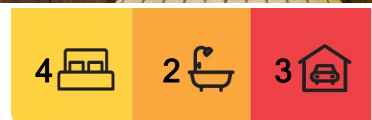
## Campsie, 37 Vicliffe Avenue

Sold by Peter Kassas 0404 003 320

Original Home on 556sqm block, Boundless Potential, Bordering Clemton Park

Occupying a substantial 556 sqm level block in a quiet family-oriented avenue, this original double-brick home is zoned R4 and presents boundless potential and possibilities to recreate/renovate or knock down and rebuild a brand-new family home (STCA).

Boasting an unbeatable setting bordering Clemton Park, Kingsgrove, and Earlwood, it presents a rare opportunity for young or growing families wishing to move into the area. It features an original layout with separate lounge and dining areas plus a neat gas kitchen, while to the rear is a deep-level backyard amid established gardens, plenty of space for a Granny Flat (STCA).



**For Sale**

Sold by Peter Kassas 0404 003 320

**View**

[ljhooker.com.au/KJWF8V](http://ljhooker.com.au/KJWF8V)

**Contact**

**Peter Kassas**

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**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.



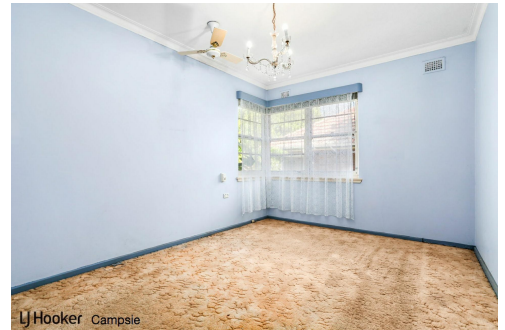
Accommodation comprises four well-sized bedrooms, while additional features include a study, a sunroom, an original bathroom with a separate w/c plus multiple storage rooms outdoor storage sheds, and an additional bathroom. The home is complete with side driveway access to a carport and off-street parking.

Explore the potential to capitalize on its outstanding location, within walking distance of Campsie's vibrant hub and the station, Clemton Park Shopping Village, quality schools, Cooks River Parklands, and Canterbury Hospital.

- \* Original interiors primed for a complete renovation (STCA)
- \* Neat gas kitchen, study, sunroom, multiple storage rooms
- \* Covered courtyard, deep level backyard, established gardens
- \* Well-sized bedrooms, one with a built-in robe, high ceilings
- \* Original bathroom with combined bath/shower, separate w/c
- \* Rebuild a brand-new home, potential for a granny flat (STCA)
- \* Driveway access to carport, car space, multiple storage sheds
- \* Superb scope to move into a burgeoning inner-west location
- \* Central locale borders Clemton Park, Kingsgrove, Earlwood
- \* Walk to Campsie's vibrant hub, station, Clemton Park Village
- \* Close to Cooks River Parklands, schools, Canterbury Hospital

Property Size: Total 556 sqm approx.

Details: Peter Kassas 0404 003 320



## More About this Property

Property ID	KJWF8V
Property Type	House
Land Area	556 m²

### Peter Kassas 0404 003 320

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