

49 First Avenue, Campsie

## Modern Brick Family Residence of Space and Premium Quality!

Enjoying a prized setting in a coveted Campsie pocket, this impressive dual-level residence delivers outstanding space, modern comfort and versatility for large and growing families. Beautifully appointed and generous in scale, the home unfolds across expansive living zones designed for both relaxed everyday living and effortless entertaining. Welcoming interiors reveal an open plan living area complemented by a separate lounge and designated dining all enhanced by quality tiled flooring and abundant natural light. At the heart of the home is a gourmet island kitchen with stone benchtops and stainless-steel gas appliances, while seamless transitions are made to a superb undercover alfresco setting, creating a private haven for year-round entertaining. The upper-level is dedicated to the five well-sized bedrooms, four of which are appointed with built-in wardrobes. The master suite is a true retreat, complete with a walk-in wardrobe, an ensuite and access to a sunny balcony. A well-appointed main bathroom with a spa bath services the upper-level, while a guest powder room and lower level bedroom offer flexibility for guests, extended family or home office use. Complete with internal access to a double lock-up garage plus two additional off-street parking spaces, the home is positioned within walking distance of local schools, Rudd Park, Campsie's vibrant shopping and dining

6 2 4

### AUCTION

Sat 14th Mar @ 12:00PM

### VIEW

Sat 21st Feb @ 11:00AM - 11:45AM

### AGENTS

George El Daghl  
0417 207 256  
george@ljhcampsie.com.au

### AGENCY

LJ Hooker Campsie  
(02) 9789 6088

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Interested parties must rely solely on their own enquiries.



precinct and the station, while enjoying close proximity to the Cooks River Parklands, playgrounds and cycleways.

- Generous proportions with two distinct lounge rooms
- Expansive open plan living and designated dining area
- Gourmet stone kitchen features s/steel gas appliances
- Island benchtop/breakfast bar, ample storage, dishwasher
- Fabulous undercover alfresco setting ideal for entertaining
- Sun bathed paved areas and lush landscaped level lawn
- Five upper-level bedrooms, four fitted with built-in robes
- Master with walk-in robe, chic ensuite and sunlit balcony
- Stylish full main bathroom with spa bath, powder room
- Lower guest bedroom, understairs storage, freshly painted
- A/c unit on lower level, ducted air conditioning upper-level
- Tiled lower level living area, carpeted upper-level bedrooms
- Internal access to double LUG plus two off-street parking
- Walk to local schools, Rudd Park, Cooks River Parklands
- Moments to transport, village shops and popular eateries

Council Rates: \$564.00 per quarter approx.

Water Rates: \$355.00 per quarter approx.

Inspect: Saturdays 11:00am - 11:45am or By Appointment

Auction: Onsite Saturday 14/03/26 at 12:00pm

Details: George El Daghl - 0417 207 256

## MORE DETAILS

Property ID	MJ6F8V
Property Type	House

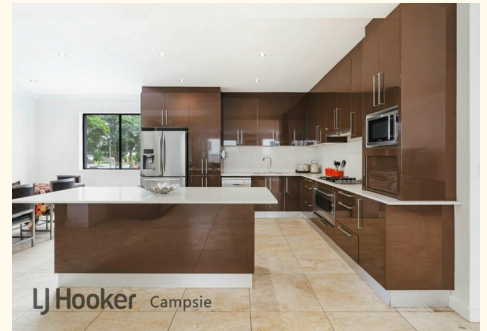
**George El Daghl 0417 207 256**

Sales Executive | [george@ljhcampsie.com.au](mailto:george@ljhcampsie.com.au)

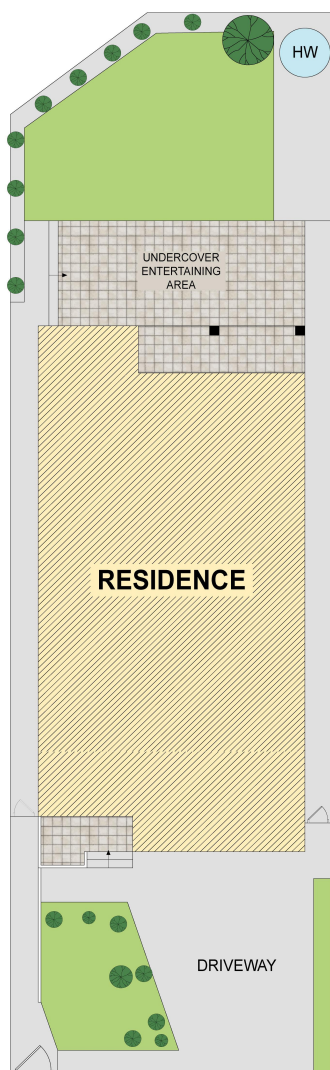
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197 Beamish Street, CAMPSIE NSW 2194

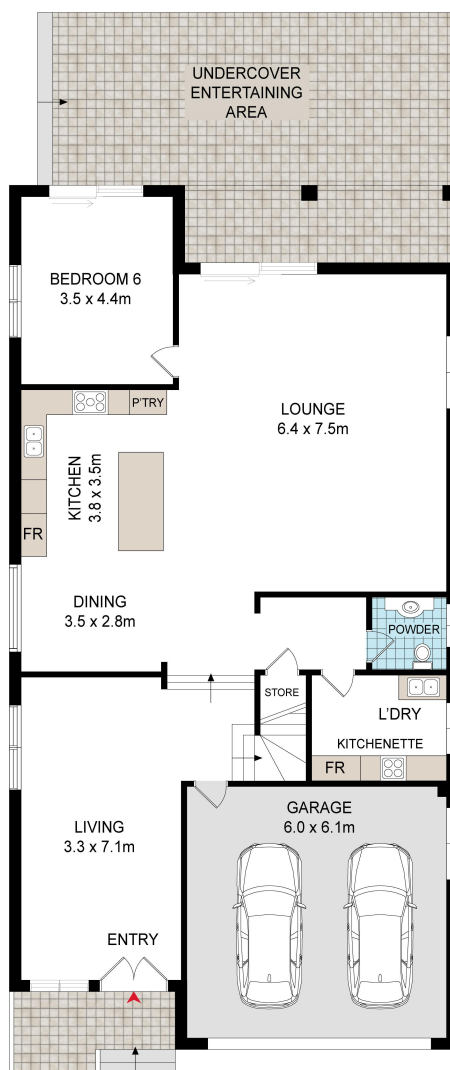
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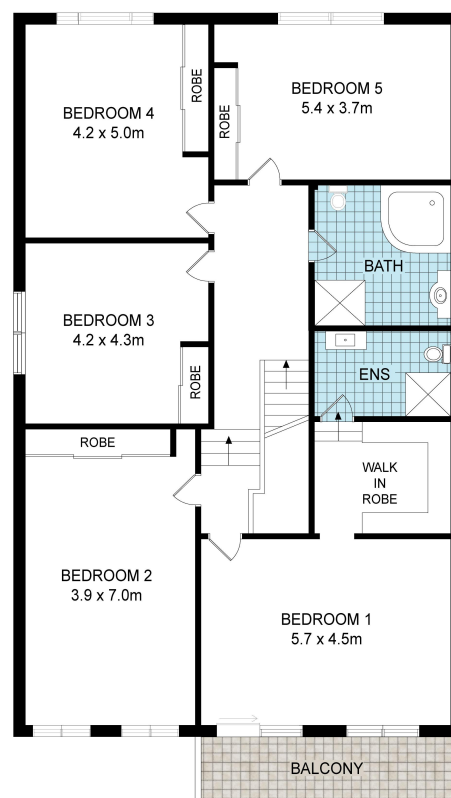




**SITE PLAN (not to scale)**



**GROUND FLOOR**



**UPPER FLOOR**



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