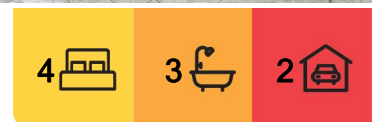


## Campsie, 3/106-108 Duke Street

SOLD BY PETER KASSAS ~ 0404 003 320



Spacious and Spectacular Townhouse!

Quietly positioned to the rear of a beautifully maintained garden complex of five, this double brick townhouse overdelivers in terms of space and lifestyle convenience just moments to Campsie's hub.

Impressive in scale and enjoying plenty of natural light, it features well-presented interiors with a massive open plan living area and a separate dining space. A brand-new renovated kitchen features stone benchtops and quality stainless steel gas appliances, while to the rear is a private courtyard, ideal for entertaining.

There are four bedrooms on the upper level, three are appointed with built-in wardrobes. The main bedroom features an ensuite and split-cycle air conditioning, while both the main bedroom and second bedroom enjoy access to a north facing sunbathed balcony.



**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.

**For Sale**  
Sold By Peter Kassas 0404 003 320

**View**  
[ljhooker.com.au/KTKF8V](https://ljhooke.com.au/KTKF8V)

**Contact**  
**Peter Kassas**  
0404 003 320  
[peter@ljhcampsie.com.au](mailto:peter@ljhcampsie.com.au)  
**Francois Vassiliades**  
0400 131 415  
[francois@ljhcampsie.com.au](mailto:francois@ljhcampsie.com.au)

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

Additional features include a lower-level study/fifth bedroom, two main bathrooms plus an internal laundry - extra shower recess with direct outdoor access.

Complete with double side-by-side parking, this low-maintenance residence enjoys easy access to village shops, eateries and the station, parks, and schools, while moments to Canterbury Leisure & Aquatic Centre (currently being upgraded).

- Wonderfully spacious layout, massive living, and separate dining
- Newly renovated kitchen, stone benchtops, b/bar, dishwasher
- Quality s/steel gas cooktop with rangehood, premium appliances
- Private sun washed rear courtyard perfect for easy-care entertaining
- Double sized bedrooms, three appointed with built-in wardrobes
- Main with air conditioning and ensuite with access to sunlit balcony
- Fourth bedroom enjoys access to n/facing sun washed balcony
- Lower level fifth bed/study, double lock up garage with two doors
- Full-sized bathroom separate bath/shower, tiled floor to ceiling
- Timber staircase and timber floors on upper level, tiled lower level
- Third w/c, laundry/third bathroom with direct access to courtyard
- Walk to quality schools, Campsie's village shops and eateries
- Close to Canterbury Aquatic Centre (currently being upgraded)

Total Property Size: 243sqm / Internally 211sqm approx.

Strata Levies: \$670.00 per quarter approx.

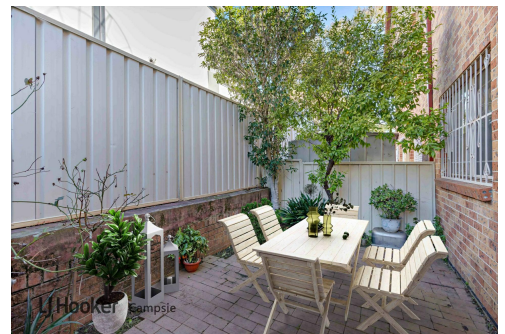
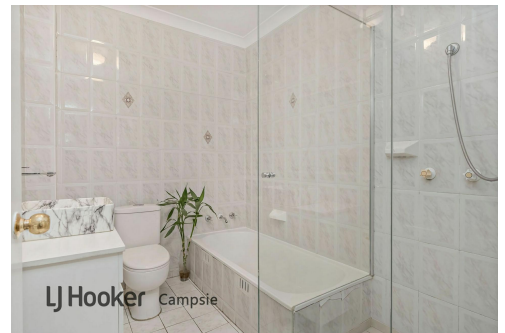
Council Rates: \$401.00 per quarter approx.

Water Rates: \$163.00 per quarter approx.

Details: Peter Kassas - 0404 003 320

Francois Vassiliades 0400 131 415

\* Some photos may have been virtually styled



## More About this Property

<b>Property ID</b>	KTKF8V
<b>Property Type</b>	Townhouse
<b>Including</b>	Toilets (3)

### Peter Kassas 0404 003 320

Sales Executive | peter@ljhcampsie.com.au

### Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

### LJ Hooker Campsie (02) 9789 6088

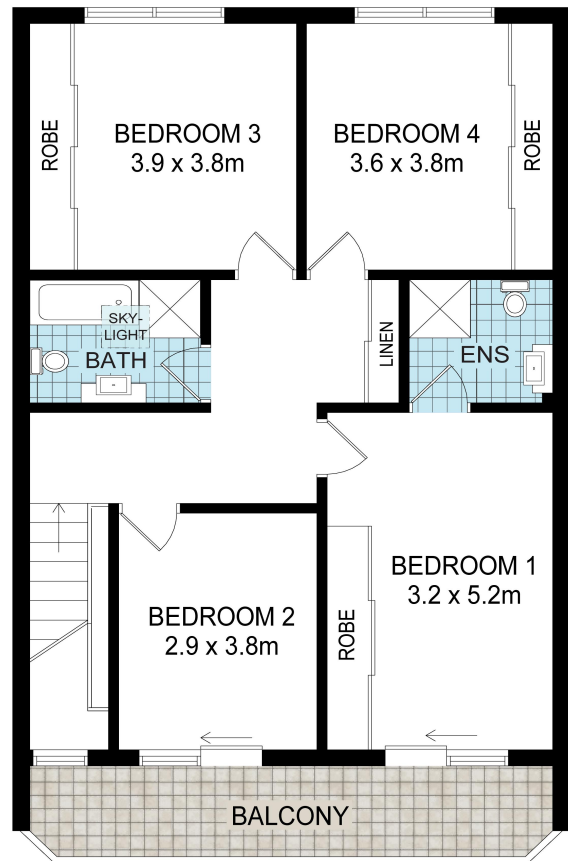
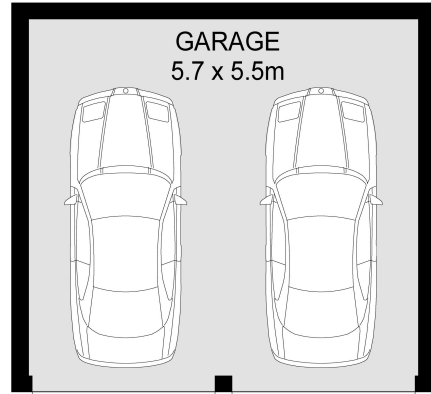
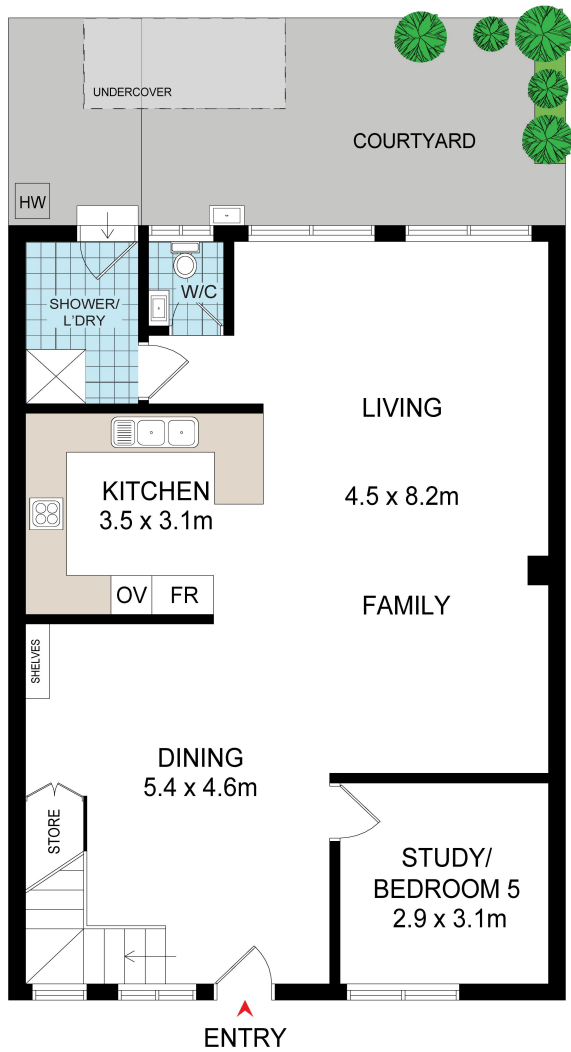
197 Beamish Street, CAMPSIE NSW 2194

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

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### 3/106-108 DUKE, CAMPSIE

DISCLAIMER: WE HAVE OBTAINED ALL INFORMATION IN THIS DOCUMENT FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE CANNOT GUARANTEE ITS ACCURACY. PROSPECTIVE PURCHASERS ARE ADVISED TO CARRY OUT THEIR OWN INVESTIGATIONS