



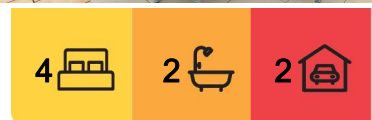
## Campsie, 5/103-107 Duke Street

SOLD BY PETER KASSAS ~ 0404 003 320

Wonderfully Spacious 206sqm, 4 Bedroom Townhouse, Internal Access to Double Garage!

Peacefully tucked away to the rear of a beautifully maintained garden complex of eight, this instantly appealing huge 206 sqm 4-bedroom townhouse offers an outstanding home for young families.

It reveals a cleverly designed layout with a wonderfully spacious living area enhanced by tiled floors and high ceilings. There is a large fourth bedroom downstairs with a separate dining that adjoins a modern gas kitchen with a breakfast bar and abundant cupboard storage, while to the rear the dining area opens to a private paved courtyard amid low maintenance gardens.



**For Sale**

Sold By Peter Kassas ~ 0404 003 320

**View**

[ljhooker.com.au/KMUF8V](http://ljhooker.com.au/KMUF8V)

**Contact**

**Peter Kassas**

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

The upper level comprises of quality timber floors, three of the four well-sized bedrooms, all with air conditioning units and two with built in wardrobes, the master features a fully tiled ensuite. The second bedroom opens to a sunny balcony, while the full-sized main bathroom enjoys effortless cross-ventilation.

Complete with convenient internal access to a huge secure double garage with side-by-side parking and an adjoining storeroom, it is exceptionally positioned convenient to both Campsie's and Canterbury's Amenities and attractions.

- Clever layout with oversized living area with high ceilings
- Separate dining area adjoins the well-equipped gas kitchen.
- Modern kitchen with breakfast bar, ample cupboard storage
- Private paved child-friendly courtyard, low maintenance gardens
- Main bedroom with built-in wardrobe and fully tiled ensuite
- Second bedroom opens to sunlit balcony overlooking gardens.
- Third & Fourth bedrooms with split-cycle a/c, built-in wardrobe
- Full-sized main bathroom, large internal laundry, guest w/c
- Tiled throughout living areas, Quality timber floors upper level.
- Immediately liveable in excellent condition throughout
- Tightly held complex set amid lovely, maintained gardens
- Internal access to double garage and large storage room
- Convenient to Campsie's and Canterbury's Amenities.

Size: Total 206sqm / Internal 166sqm approx.

Strata Levies: \$927.00 per quarter approx.

Council Rates: \$401.00 per quarter approx.

Water Rates: \$180.00 per quarter approx.

Details: Peter Kassas – 0404 003 320

Francois Vassiliades – 0400 131 415

## More About this Property

<b>Property ID</b>	KMUF8V
<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

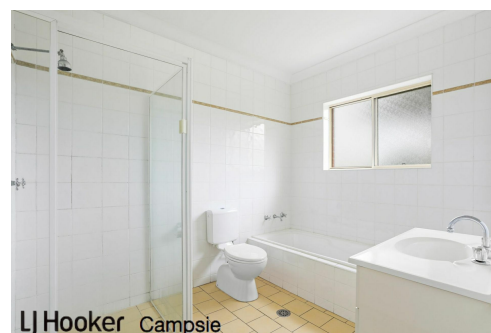
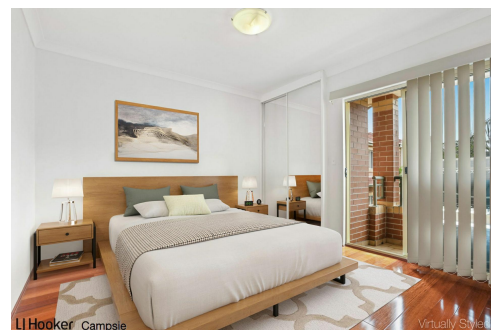
**LJ Hooker Campsie (02) 9789 6088**

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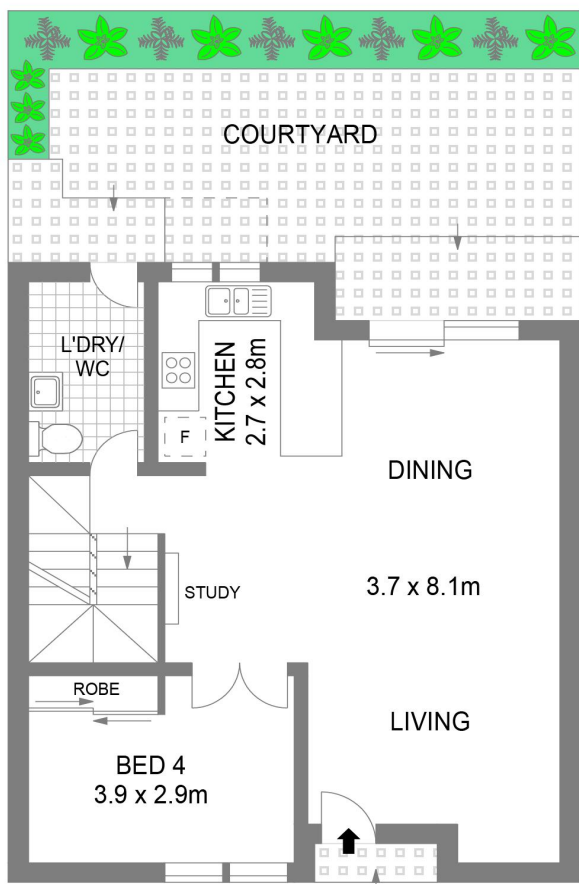


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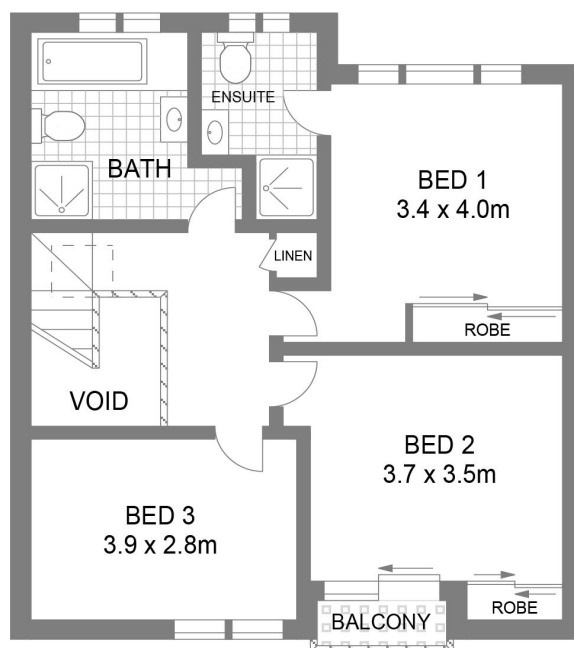


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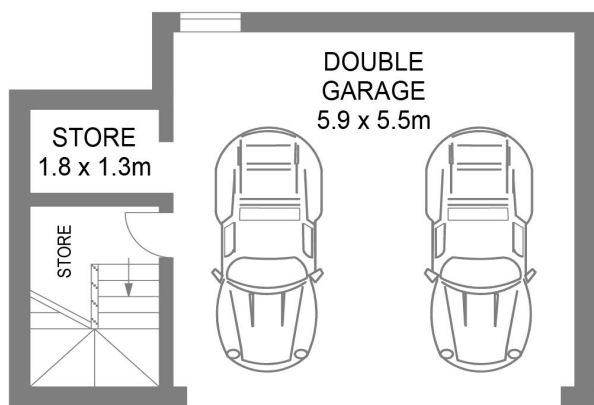




GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

5/103-107 Duke Street

Campsie

Scale in metres.  
Indicative only. All information contained herein is obtained from sources we believe to be accurate.  
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