






10/35-37 Fourth Avenue, Campsie

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Experience Central Sydney Living

Welcome to 10/35 Fourth Avenue, a fantastic residential opportunity set in the heart of Campsie, one of Sydney's most vibrant and well-connected suburbs. This well-presented one-bedroom apartment is ideal for first-home buyers, downsizers, investors, or anyone seeking a convenient, low-maintenance lifestyle close to the city.

Property Features:

- Generously sized bedroom, a full bathroom, and a practical open living area designed for comfortable everyday living and strong rental appeal.
- Includes a dedicated car space, adding valuable convenience in this central location.
- Estimated rental return of approximately \$470 per week, delivering an attractive approx. 4.7% rental yield, outperforming the local suburb average.
- Strata Levies aprox: \$534/quarter

FOR SALE

Please Call

AGENTS

Vinh Tran

0405 137 123

vinh@ljhcabramatta.com.au

AGENCY

LJ Hooker Cabramatta

(02) 9726 5566

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.



- Located just 13–14 km south-west of the Sydney CBD, with easy access to shops, dining, and public transport.
- Excellent connectivity via Campsie Railway Station and multiple bus routes, offering direct access to Parramatta, Bankstown, and Sydney CBD.
- Only moments from Beamish Street's bustling retail and dining strip, featuring cafe, restaurants, supermarkets, and essential services.

Whether you're looking to expand your investment portfolio or secure a comfortable home in a thriving urban setting, 10/35 Fourth Avenue, Campsie delivers the perfect blend of location, lifestyle, and long-term value.

- ****All offers must be in writing****

Please be aware that all inquire a contact number and email address. Inquiries that do not have this information will not receive a response. All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own inquiries. Virtual/styling furniture may have been used.

MORE DETAILS

Property ID	1F8EF8S
Property Type	Unit
Including	Toilets (1)



10/35 Fourth Ave
Campsie 2194

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

LJ Hooker

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