

## Canterbury, 7 Emu Street

SOLD BY FRANCOIS VASSILIADES ~ 0400 131 415

Freestanding Family Home on 450sqm Block in Canterbury's Finest Street

Full of charm, light and possibilities, this much-loved freestanding home that's warm and inviting is perfect to move into but has the potential to be so much more.

Occupying a substantial 450sqm level block in Canterbury's finest street, this tightly-held residence reveals a traditional layout with original period fixtures including soaring pressed-metal ceilings, timber framework and polished parquetry floors.

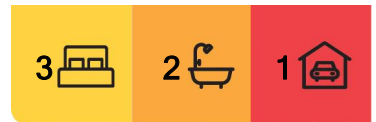
It features a spacious lounge and separate family living and dining, while interiors spill out to an alfresco entertaining area and a sunny backyard with a level lawn amid established gardens.

Complete with rear access via Emu Lane to a lock-up garage and workshop this



**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.

**SOLD**



**For Sale**  
SOLD AT AUCTION BY FRANCOIS VASSILIADES

**View**  
[ljhooker.com.au/M6JF8V](http://ljhooker.com.au/M6JF8V)

**Contact**  
**Francois Vassiliades**  
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**Peter Kassas**  
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**LJ Hooker Campsie**  
**(02) 9789 6088**

freestanding residence combines space, scope and location as inspiration for its new owner to get creative with an update, fresh start or complete contemporary renovation (STCA).

It is positioned a stroll to Tasker Park and the Cooks River parklands and within walking distance to both Canterbury and Campsie stations, shopping and dining hub.

- \* Occupies 450sqm level block with R3 zoning, easement free
- \* Generous family/dining with a/c, separate lounge room
- \* Undercover alfresco entertaining area, sun washed backyard
- \* Neat and tidy kitchen, timber cabinetry, s/steel gas cooktop
- \* Three well-proportioned bedrooms, two with built-in robes
- \* Full-sized bathroom, internal laundry/storage, outdoor w/c
- \* High ornate ceilings, parquetry floors, timber framework
- \* Rear access via Emu Lane to lock up garage, workshop
- \* Stroll to Tasker Park and Cooks River, Canterbury Ice Rink
- \* Walk to Canterbury and Campsie stations, shops, eateries

Total Land Size: 450sqm approx.

Council Rates: \$621.00 per quarter approx.

Water Rates: \$195.00 per quarter approx.

Details: Francois Vassiliades - 0400 131 415

Peter Kassas - 0404 003 320

## More About this Property

**Property ID** M6JF8V

**Property Type** House

**Francois Vassiliades 0400 131 415**

Director/Licensee | francois@ljhcampsie.com.au

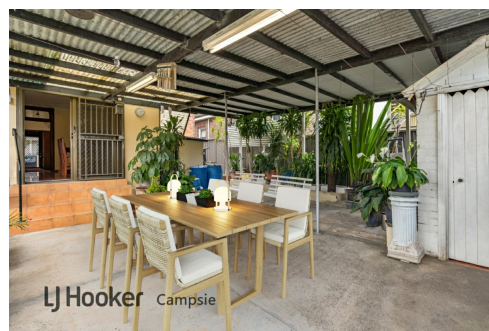
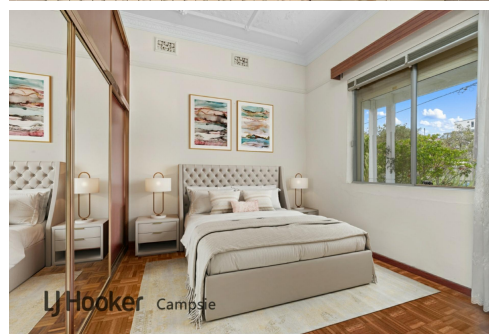
**Peter Kassas 0404 003 320**

Sales Executive | peter@ljhcampsie.com.au

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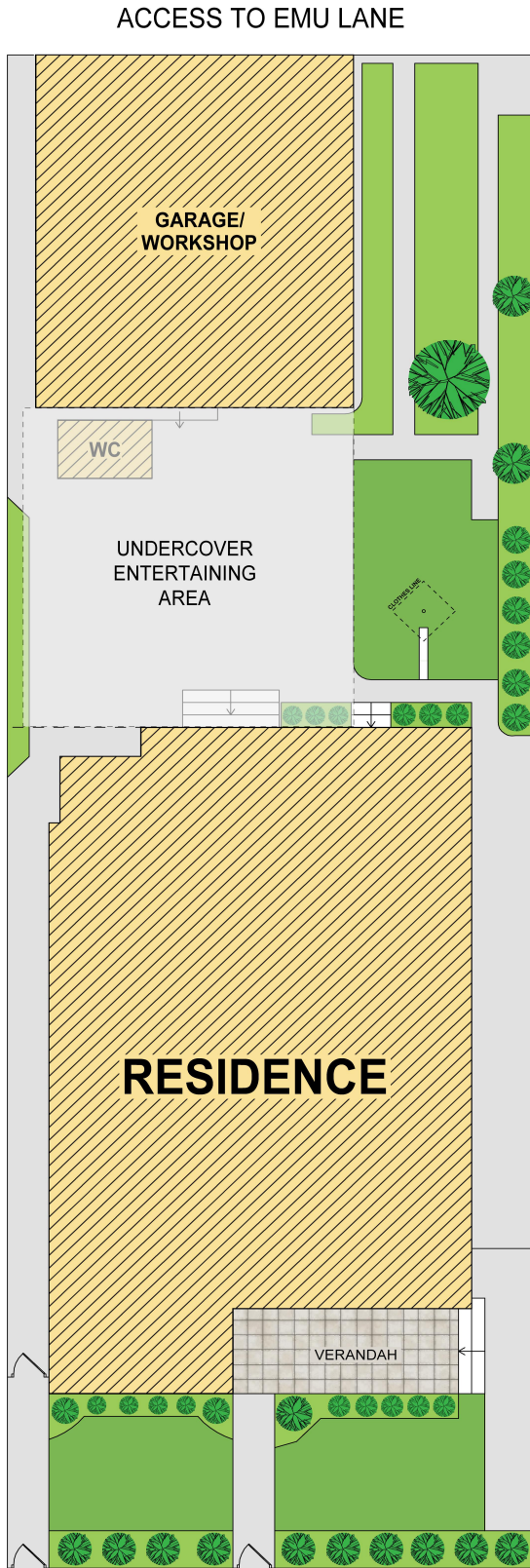
197 Beamish Street, CAMPSIE NSW 2194

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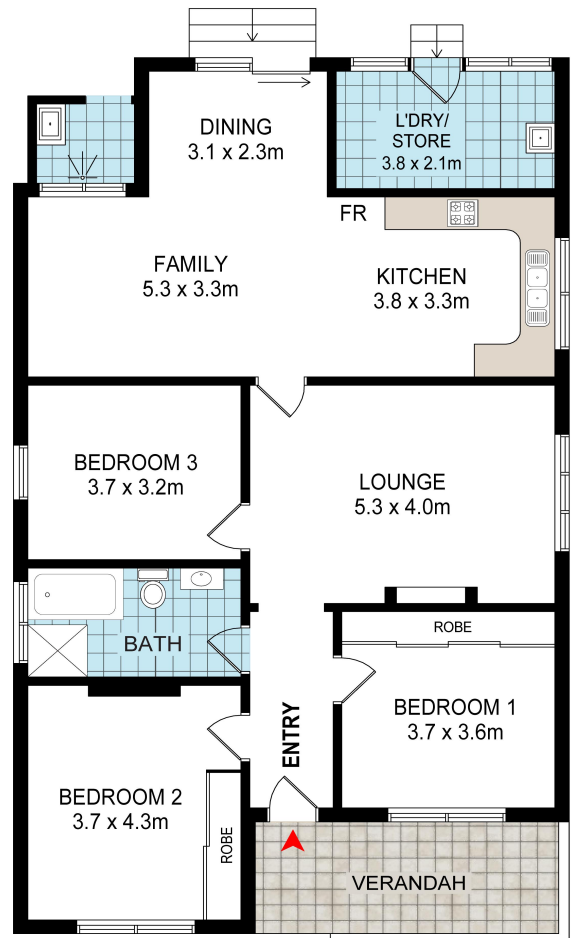
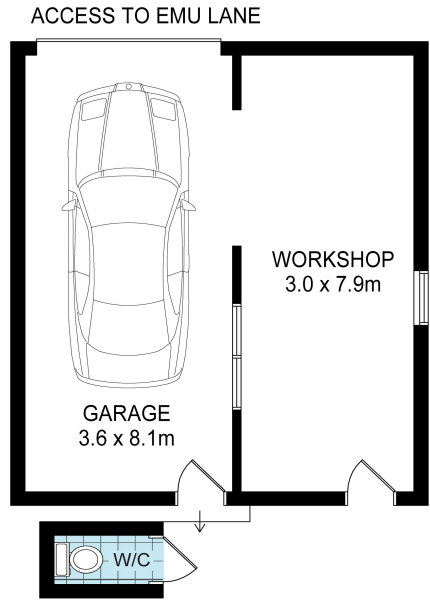


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SITE PLAN (not to scale)



7 EMU STREET,  
CANTERBURY



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