



105 Campbell Hill Road, Chester Hill

House + Modern 2-Bedroom Granny Flat | Prime Location

Set on a generous (Approx.) 581sqm block with a wide 15.24m frontage, this versatile property combines a solid double-brick main residence with a recently built, fully self-contained brick granny flat. The land size and frontage also present future redevelopment potential (STCA), making this an attractive option for owner-occupiers, investors, and developers alike.

The main home is of double brick construction and features high ceilings throughout the primary living areas. It offers three well-proportioned bedrooms, tiled flooring across living spaces, and a functional kitchen equipped with gas cooking. The residence includes an original bathroom along with potential for a second bathroom, study or additional storage, a fireplace, internal laundry, and multiple split-system air conditioning units providing year-round comfort.

The recently constructed brick granny flat is modern and fully self-contained, comprising two bedrooms with built-in wardrobes and two bathrooms. It features a contemporary kitchen, open-plan living and dining area, and split-system air conditioning. With its own access, the granny flat is ideal for extended family accommodation or as a separate income stream.

5 3 6

FOR SALE

Auction | On-site, this Saturday at 1:30pm

AGENTS

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AGENCY

LJ Hooker Bankstown
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Parking is well catered for with a carport accommodating up to three vehicles, including an additional 3 open car spaces. The property also benefits from side access to the granny flat, a gated fence, a garden shed, and a level, usable block allowing easy vehicle and pedestrian access.

Location Features (approx.)

- " Chester Hill Train Station —approx. 650m
- " Chester Square Shopping Centre —approx. 700m
- " Terry Lamb Complex - approx. 150m
- " Nugent Park —approx. 800m
- " Chester Hill Public School —approx. 900m
- " Sefton High School —approx. 2.2km
- Local cafes, medical centres and bus services all within walking distance

This is a rare opportunity to secure a high-yielding dual-occupancy property in one of Chester Hill's most accessible pockets, offering immediate comfort with long-term upside.

DISCLAIMER: While LJ Hooker Bankstown | Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies, or misstatements contained herein. LJ Hooker Bankstown | Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

MORE DETAILS

Property ID	114TF8E
Property Type	House
Land Area	581 m2
Including	Ensuite
	Air Conditioning
	Toilets (4)
	Fire Place
	Built-in-Robes
	Secure Parking
	Pet Friendly

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