



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

Louie Kazzi
0450 771 000
louie.bl@ljhooker.com.au

AGENCY

LJ Hooker Bankstown
(02) 9708 2244

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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.

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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

Louie Kazzi 0450 771 000

Sales Agent | louie.bl@ljhooker.com.au

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11 Marion Street, BANKSTOWN NSW 2200

bankstown.ljhooker.com.au | bankstown@ljhooker.com.au

