



465 Homer Street, Earlwood

## SOLD PRIOR TO AUCTION BY FRANCOIS VASSILIADES

Idyllic Family Home of Space and Flexibility in Prized Pocket!

Set on a substantial 664sqm parcel in one of Earlwood's most sought-after community-oriented pockets, this charming family home delivers space, modern comfort and flexibility in equal measure. Framed by landscaped manicured gardens, it reveals beautifully appointed interiors with a wonderfully spacious layout and a choice of formal and informal living areas tailor-made to family living. Accommodation comprises three well-sized bedrooms appointed with built-in wardrobes and a full-sized spa bathroom, while a streamlined gas kitchen adjoins the family room, which spills out to a fabulous alfresco setting designed for year-round entertaining. Adding further versatility, a self-contained studio is positioned to the rear of the property offering the perfect space for guest accommodation, a teen retreat or fourth bedroom. The home enjoys the convenience of being moments from quality schools, local shops, cafés, parks and village amenities, while also benefiting from outstanding future potential. With a wide 15.24 metre frontage, it presents an exciting duplex opportunity making it equally impressive to families, investors and developers alike (STCA).

- Flexible family layout ideal for multi-generational living

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.

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**FOR SALE**  
SOLD PRIOR TO AUCTION BY  
FRANCOIS VASSILIADES

### AGENTS

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### AGENCY

LJ Hooker Campsie  
(02) 9789 6088



- Wonderfully spacious with separate formal lounge & dining
- Streamlined kitchen, s/steel gas cooktop, ample storage
- Light filled casual family living flows freely to the outdoors
- Undercover alfresco setting for year-round entertaining
- Three well-sized bedrooms appointed with built-in wardrobes
- Two well-appointed bathrooms, main bathroom with spa bath
- Separate self-contained studio for guests or teenage retreat
- Wide 15.24m frontage and superb duplex opportunity (STCA)
- Landscaped gardens, two off-street parking, storage shed
- Close to quality schools, parks, shops, caf&#xE9;s and transport

Property Size: 664sqm approx.

Council Rates: \$683.00 per quarter approx.

Water Rates: \$204.00 per quarter approx.

Details: Francois Vassiliades - 0400 131 415

Peter Kassas ~ 0404 003 320

## MORE DETAILS

Property ID MJ4F8V  
Property Type House

### Francois Vassiliades 0400 131 415

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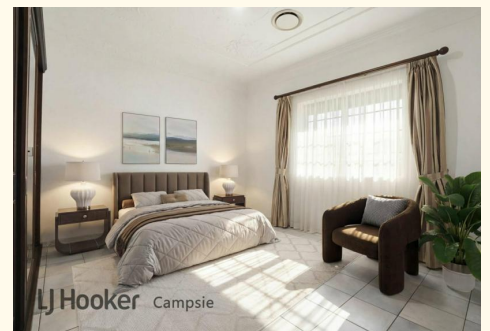
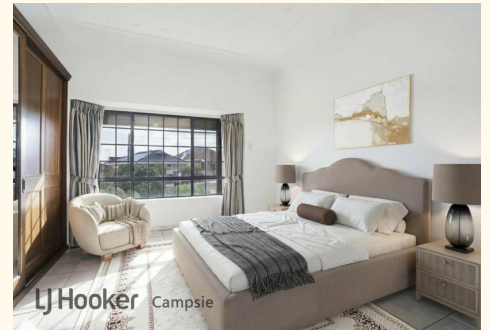
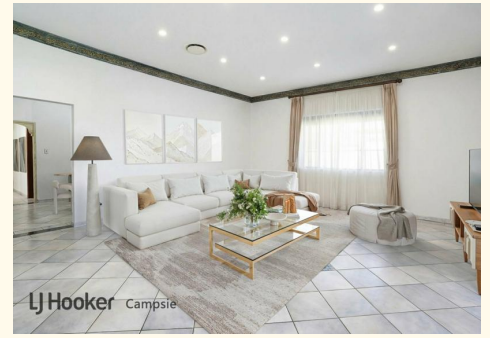
### Peter Kassas 0404 003 320

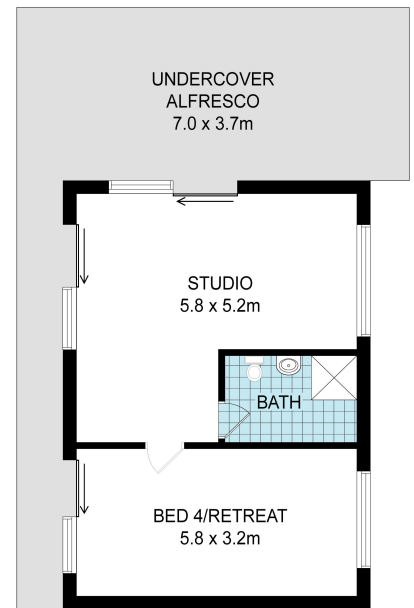
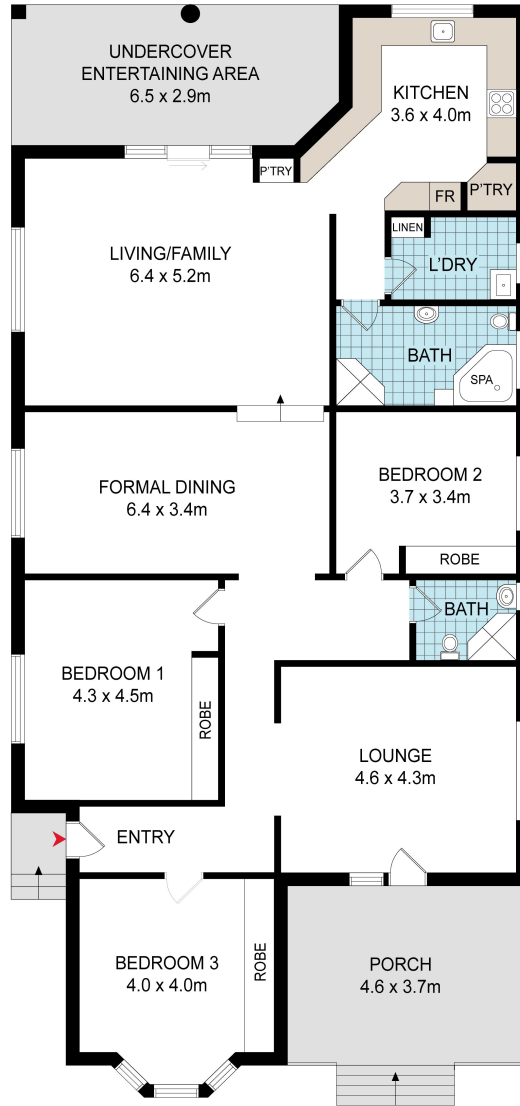
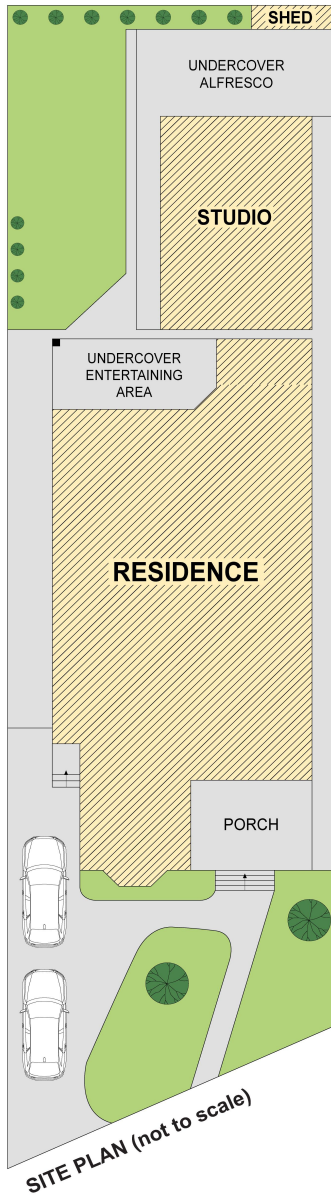
Sales Executive | peter@ljhcampsie.com.au

### LJ Hooker Campsie (02) 9789 6088

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