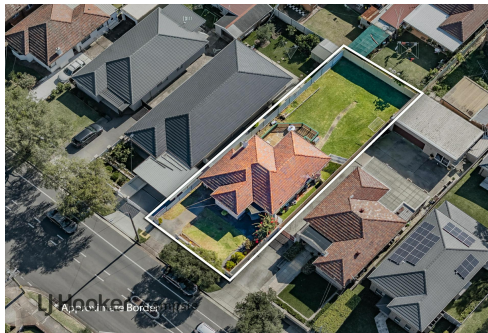




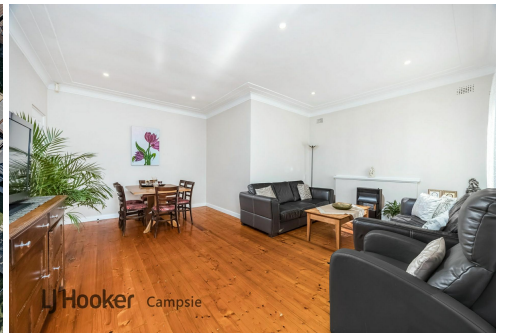
LJ Hooker Campsie



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Kingsgrove, 325 William Street

SOLD AT AUCTION BY FRANCOIS VASSILIADES

Charming Single-Level Home with Potential on 495sqm Block

Occupying a substantial 495sqm level block in a desirable family-oriented address, this charming home offers space, scope and location as inspiration for buyers to get creative with a brand-new update or rebuild. Enjoying all the ease of a single level layout, it currently comprises well-presented interiors with high ceilings, timber floorboards and abundant natural light. There is a neat timber gas kitchen and spacious living and dining areas plus a sunroom/study opening to a sun bathed deck and child-friendly level backyard. The bedrooms are well-sized and the main is appointed with a built-in wardrobe, while there is a charming bathroom, an internal laundry and a second w/c. Explore the potential to capitalise on its ultra-central location, within minutes of Clemton Park Village, Yatama Park and All Saints Grammar School and enjoying easy access to the M5 and M8 Motorways (STCA).



For Sale
SOLD AT AUCTION BY FRANCOIS VASSILIADES

View
ljhooker.com.au/M93F8V

Contact
Francois Vassiliades
0400 131 415
francois@ljhcampsie.com.au

Peter Kassar
0404 003 320
peter@ljhcampsie.com.au



LJ Hooker Campsie
(02) 9789 6088

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.

- Spacious layout with designated lounge and dining areas
- Neat and tidy gas kitchen with timber cabinetry/storage
- Sunroom/study opens to sunny deck, child-friendly backyard
- Charming bathroom with combined bath and shower
- Timber floorboards, high ceilings, original period fixtures
- Potential to recreate/renovate for modern family living
- Superb scope to rebuild a brand-new family home (STCA)
- Internal laundry, second w/c, lock-up garage, car space
- Close to Clemton Park Village, All Saints Grammar School
- Easy access to M5 and M8 Motorways, Yatama Park

Total Property Size: 495sqm approx.

Council Rates: \$472.00 per quarter approx.

Water Rates: \$190.00 per quarter approx.

Details: Francois Vassiliades - 0400 131 415

Peter Kassas - 0404 003 320

More About this Property

Property ID	M93F8V
Property Type	House
Land Area	495 m2

Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

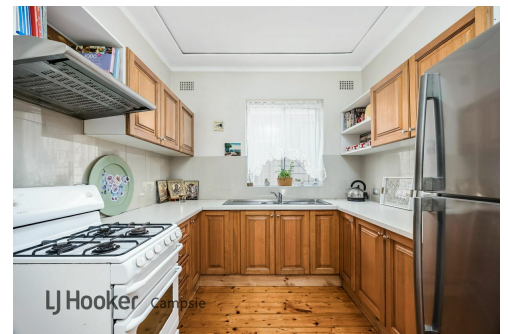
Peter Kassas 0404 003 320

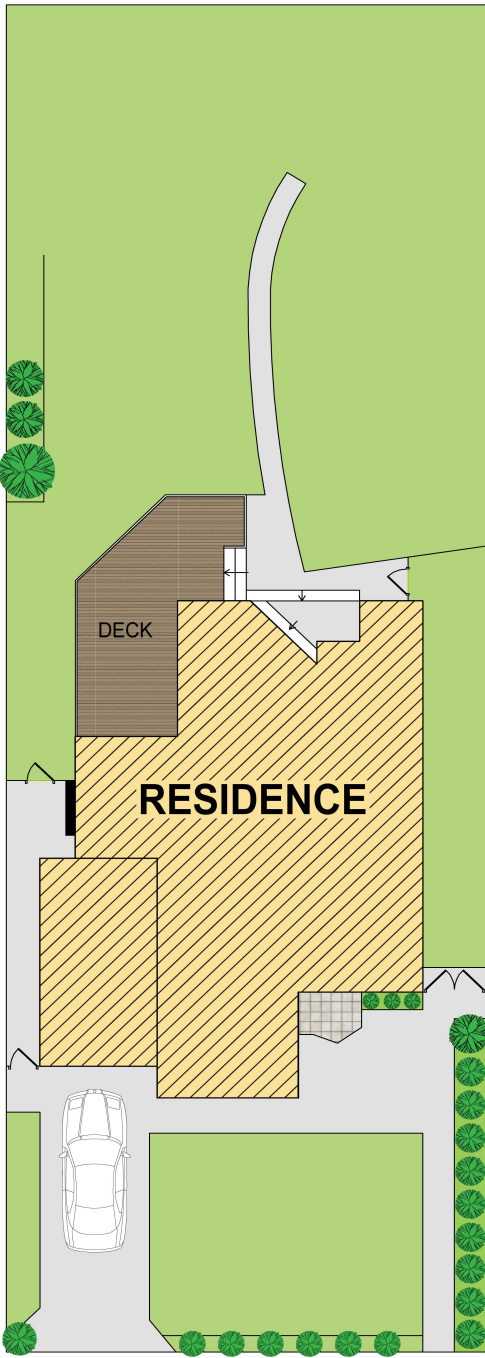
Sales Executive | peter@ljhcampsie.com.au

LJ Hooker Campsie (02) 9789 6088

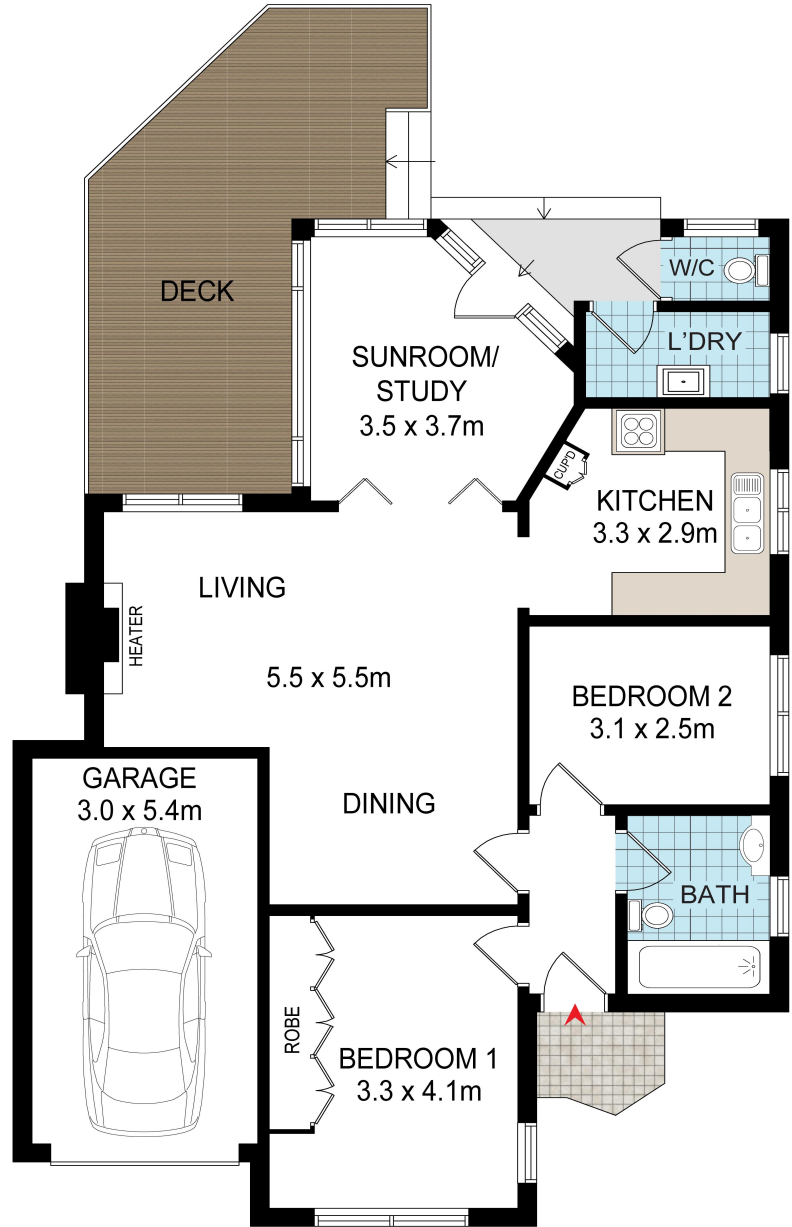
197 Beamish Street, CAMPSIE NSW 2194

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SITE PLAN (not to scale)



325 WILLIAM STREET, KINGSGROVE

DISCLAIMER: WE HAVE OBTAINED ALL INFORMATION IN THIS DOCUMENT FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE CANNOT GUARANTEE ITS ACCURACY. PROSPECTIVE PURCHASERS ARE ADVISED TO CARRY OUT THEIR OWN INVESTIGATIONS