



## The Entrance, 4 Campbell Avenue

HUGE BLOCK, DOUBLE INCOME, FANTASTIC LOCATION!

Situated in a highly sought street just moments from town centre, entertainment precinct, shopping, lake, beaches, transport and more, this is truly an opportunity not to be missed.

On a huge approx 695sqm parcel of land zoned r3 the house and council approved flat generates an excellent income perfect to hold today and reap the rewards tomorrow.

This spacious home features 4 bedrooms, large living area plus a huge sunroom at the rear, good size kitchen and bathroom, dining area, 2nd bathroom/laundry air conditioning, loads of storage, separate yard plus more.

Meanwhile the 1-bedroom council approved granny flat offers its own fenced off yard. Great size living area, big kitchen, air conditioning, loads of parking and so much more.



**For Sale**  
GUIDE \$1,100,000

**View**  
[ljhooker.com.au/17J8F7M](http://ljhooker.com.au/17J8F7M)

**Contact**  
**Scott Bennett**  
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[sbennett.theentrance@ljhooker.com.au](mailto:sbennett.theentrance@ljhooker.com.au)



**LJ Hooker The Entrance**  
**(02) 4332 2555**

**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.

Ideal opportunity for income and potential, this type of property is rarely found.

## More About this Property

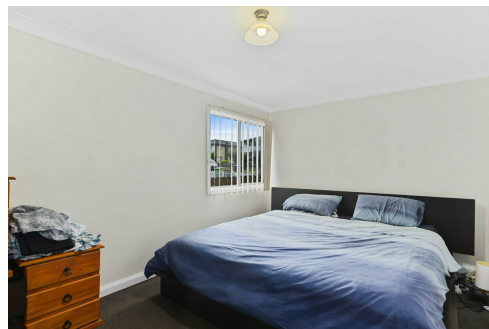
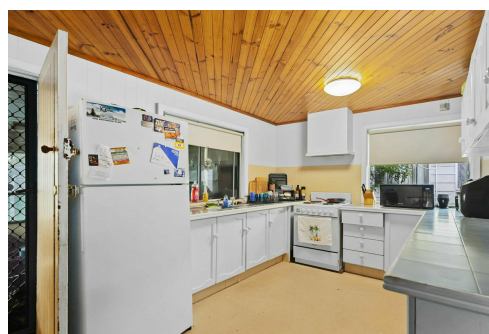
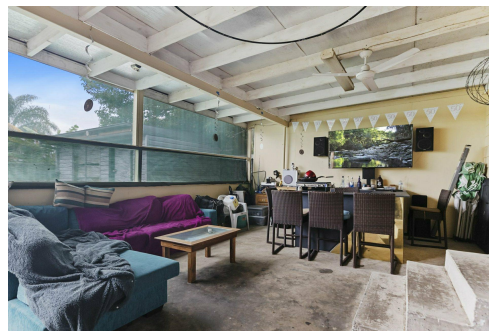
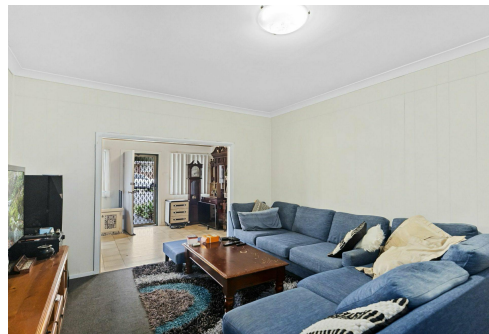
<b>Property ID</b>	17J8F7M
<b>Property Type</b>	House
<b>Land Area</b>	695 m2
<b>Including</b>	Air Conditioning Toilets (3) Fully Fenced

**Scott Bennett 0418 419 950**

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