

Wiley Park, 5/36 Ferguson Avenue

SOLD BY FRANCOIS VASSILIADES

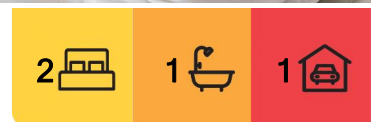
Stylishly Appointed Top Floor Apartment in Prized Setting

Transformed by a complete contemporary renovation with no expense spared, this beautifully appointed top floor apartment presents a readymade lifestyle choice for couples or young families in a boutique security building.

Cleverly designed for effortless cross ventilation with dual aspects and abundant natural light, this striking home features fresh and airy interiors dressed in stylish neutral décor and enjoying expansive leafy outlooks.

A gourmet stone eat-in kitchen is equipped with quality stainless steel appliances, while an inviting living area offers the perfect space for relaxation.

The bedrooms are generous and appointed with built-in wardrobes plus there is a bright



For Sale
SOLD BY FRANCOIS VASSILIADES

View
ljhooker.com.au/KTWF8V

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

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



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.

LJ Hooker Campsie
(02) 9789 6088

and airy full-sized bathroom.

Complete with a lock-up garage plus additional off-street parking, it promises ultra-convenience within walking distance of village shops, schools, Wiley Park and public transport.

- Stylishly renovated for contemporary comfort with no expense spared
- Cleverly designed for effortless cross-ventilation with leafy outlooks
- Gourmet stone kitchen, s/steel appliances, ample cupboard storage
- Spacious living, high ceilings, engineered floors, crisp white walls
- Generous bedrooms appointed with built-in robes, full-sized bathroom
- Lock-up garage, additional car space, boutique security block of seven
- Own private laundry & split system air-con
- Excellent first home for couples/young families moving into the area
- Outstanding investment opportunity with consistent rental return
- Walk to Wiley Park, public transport, schools, shops and eateries
- Easy access to main arterial roads, boasts easy access to the CBD

* Currently Leased till 14/10/24 for \$500 per week

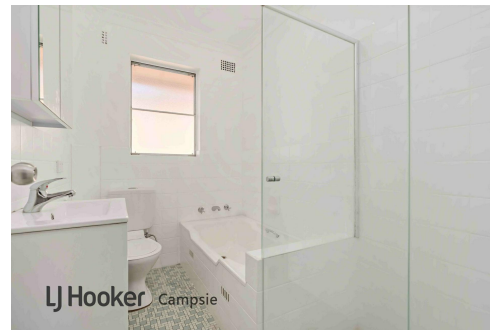
Strata Levies: \$1546.00 per quarter approx.

Council Rates: \$401.00 per quarter approx.

Water Rates: \$178.42 per quarter approx.

Details: Francois Vassiliades - 0400 131 415

Peter Kassas - 0404 003 320



More About this Property

Property ID	KTWF8V
Property Type	Apartment

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

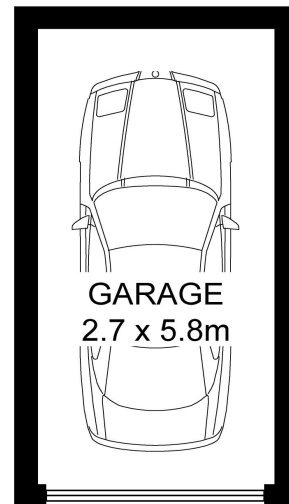
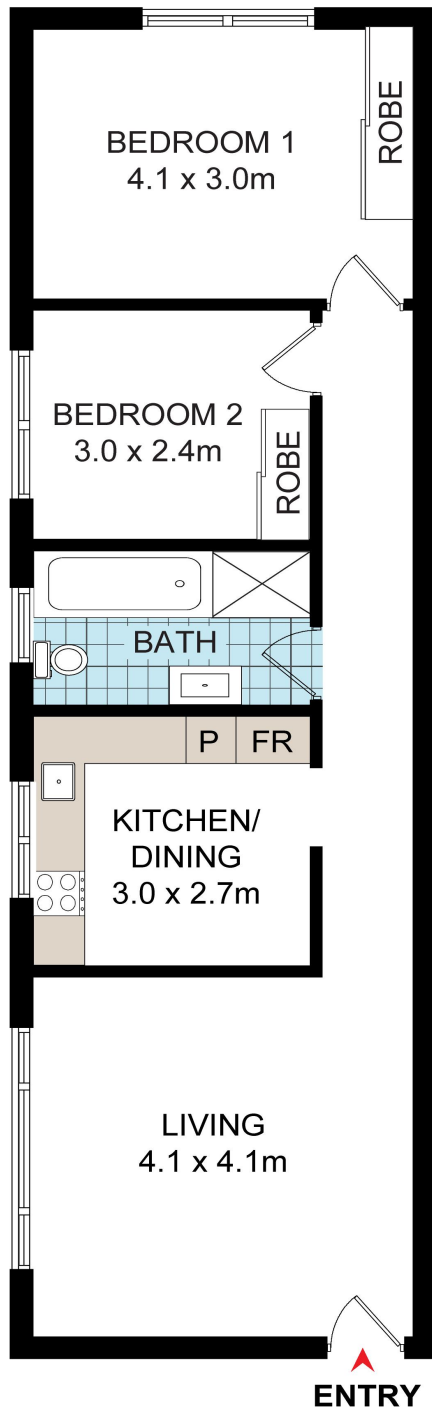
campsie.ljhooker.com.au | info@ljhcampsie.com.au



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.



5/36 FERGUSON AVE,
WILEY PARK

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



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.