

1/44-46 Fourth Avenue, Campsie, NSW 2194

Apartment For Sale

Wednesday, 8 May 2024



1/44-46 Fourth Avenue, Campsie, NSW 2194

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 114 m2

Type: Apartment



Alex (Wei) Jiao

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Ivy Chuk Yu Li

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Auction

Peacefully set at the front of the low-rise security complex, basks in a northeast corner position within a boutique full brick block of only 10 residences. Occupying one of the best positions in the building it offers the perfect low maintenance living embracing a spacious 114sqm, complemented by an open design, leafy outlook and lock-up garage with separate workshop on-title. You're conveniently placed footsteps to thriving Campsie shopping village for dining options, choice of schools, Cooks River cycle/walkway, bus stops and upcoming Metro Station with easy commute into Sydney CBD. • Practical layout filled with natural light and enveloped by windows on three sides • Spacious L-shaped living/dining area steps out onto a covered balcony • Beautifully appointed double bedrooms, both with built-in wardrobes • Separate kitchen and bathroom with scope to update and capitalise in the future • Large internal laundry with ample storage • Elevated first-floor apartment in a low-rise full brick block of only 10 • Well-maintained block with ample on-site visitor parking • Private lock-up garage with storage and separate tradesmen's workshop • Excellent opportunity for first home buyers, downsizer and investors • Moments to Cooks River cycle/walkway, shops, restaurants, schools and upcoming Metro Station
Strata: \$865 p/q (approx.) Council: \$401 p/q (approx.) Water: \$180 p/q (approx.)