

**406/3 Sunbeam Street, Campsie, NSW 2194**

**Apartment For Sale**

Wednesday, 28 February 2024



406/3 Sunbeam Street, Campsie, NSW 2194

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Sam Milou  
0417841727



Issac Dang  
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**\$685,000**

This top floor apartment boasts a very desirable configuration and is set within 'Clemton Park Village', proudly developed by Frasers Property, offering countless amenities at your doorstep. Features include: • Expansive open-plan combined lounge and dining • Well appointed gas kitchen with stone benchtop, s/steel appliances and island bench • Master bedroom with ensuite and built-in wardrobes • Additional second bedroom with built-in wardrobes • Designer family bathroom • Private balcony • Security car space plus storage cage • Internal laundry with dryer • Reverse cycle air conditioning • NBN and Foxtel Ready The adjacent open-air piazza offers the ultimate lifestyle convenience with Coles, a chemist, medical centre, gym, fresh food outlets and alfresco cafes and restaurants. Set back considerably from any main roads, the development is popular for young families and professionals alike due to the quiet street setting and the range of amenities on offer. Strata levies approx. \$1,207 per quarter Water rates approx. \$401 per quarter Council rates approx. \$179 per quarter Located approximately 1.7km to Campsie train station and less than 2km to the M5 motorway. Charlotte St bus routes to Campsie station or all the way into the city. \*some photos within the advertisement are 'virtually furnished'