

**35/31-33 First Avenue, Campsie, NSW 2194**

**Apartment For Sale**

Wednesday, 3 July 2024



35/31-33 First Avenue, Campsie, NSW 2194

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Francois Vassiliades  
0297896088

## For Sale \$638,000

Exceptionally positioned in an attractive well-maintained private and sought after complex, this wonderfully spacious top floor sunny Northeast facing apartment provides an outstanding lifestyle offering in a highly sought-after address. It features a great layout with a generous living area, well-proportioned bedrooms, a sunlit balcony with a pleasant outlook and a lock up garage. The apartment is in good condition but also has potential to be updated. It is quietly placed convenient to transport, schools, parks, popular eateries and cafes. \* Northeasterly sunny aspect, top floor with a great outlook\* Wonderfully spacious, huge combined lounge and dining area\* Original kitchen features ample cupboard storage / bench space\* Oversized bedrooms with wide windows, main with balcony\* Bright and airy bathroom, separate internal laundry off kitchen\* Move straight in and enjoy or renovate to your taste \* Large lock-up garage, attractive sought-after well maintained block\* Central location convenient to transport, schools, shops and parks Total Property Size: 93.2sqm / Internally 77.8sqm approx. Strata Levies: \$694.00 per quarter approx. Council Rates: \$401.00 per quarter approx. Water Rates: \$178.00 per quarter approx. Details: Peter Kassas - 0404 003 320 Francois Vassiliades - 0400 131 415