

**15 Bellombi Street, Campsie, NSW, 2194**

**House For Sale**

Monday, 19 August 2024



**15 Bellombi Street, Campsie, NSW, 2194**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**Francois Vassiliades**

0297896088

## **Affordable Full-Brick Family Home on 527sqm Level Block in Ultra-Central Locale**

Occupying a substantial 527sqm (approx.) level block in a sought-after community-oriented address, this well-presented full-brick residence presents a charming and affordable home for families wishing to move into the area.

Light and airy and enhanced by classic original fixtures, it reveals a spacious layout and features a welcoming lounge with a preserved brick fireplace, high ornate ceilings and picture rails. The well-equipped kitchen features a gas cooktop and abundant cupboard storage while adjoining a dining area and separate family room.

Accommodation comprises three well-proportioned bedrooms, the main is appointed with a built-in wardrobe plus there are two fully tiled bathrooms and the main bathroom features a combined bath and shower.

Interiors spill out to a large sun washed child-friendly level backyard with a vegie patch. Complete with a lock-up garage and a carport, this solid family home is immediately liveable and ready to enjoy, while offering exceptional potential to update/personalise and enhance further over time (STCA).

It boasts an unbeatable setting within walking distance of Campsie's hub, shops, grocers, the station, popular cafés and eateries as well as the Cooks River Parklands, schools and the brand-new aquatic centre.

- Great layout, welcoming lounge with preserved brick fireplace
- Open plan dining area with a/c adjoins the sunny family room
- Oversized kitchen with gas cooktop, ample cupboard storage
- Undercover outdoor entertainment area, large sunny backyard
- Well-proportioned bedrooms, high ornate ceilings, picture rails
- Main with built-in robe, fully tiled bathrooms, main with bathtub
- External laundry with plenty of storage, lock-up garage, carport
- Floating polished timber floorboards in two bedrooms and lounge
- Immediately liveable with scope to enhance further over time (STCA)
- Walk to North Parade's shops, popular cafés/eateries and the station
- Stroll to the brand new aquatic centre, gym, Cooks River Parklands

Property Size: Total 527sqm approx. (10.7m x 48.6m approx.)

Council Rates: \$503.00 per quarter approx.

Water Rates: \$192.00 per quarter approx.

Inspect: Saturdays 10:00am - 10:30am or By Appointment

Auction: Onsite Saturday 14/09/24 at 10:30am

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415