

2/67-69 Seventh Avenue, Campsie, NSW, 2194



Unit For Sale

Monday, 13 January 2025

2/67-69 Seventh Avenue, Campsie, NSW, 2194

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Billy McAlees
0421181677



Marco Errichiello
0414433318

Ideal first home with great investment potential!

Nestled directly across from serene recreational parklands and just moments away from Campsie's vibrant shops, restaurants, and transport options, including the upcoming metro line, this expansive and inviting first-floor apartment offers a blend of comfort and convenience. With bus services meters from your door arriving every 15 minutes, commuting to Campsie station and the incoming metro line is a breeze.** Step through secure entry doors to discover a spacious open-plan living and dining area that seamlessly extends to a private balcony, perfect for relaxing or entertaining. The full-sized kitchen is designed for culinary enthusiasts, while the modern bathroom adds a touch of luxury. The large bedroom features a built-in robe, providing ample storage. Completing this exceptional property is a separate laundry room with additional storage space, and a remote-controlled lock-up garage, ensuring ultimate convenience. This is a perfect opportunity for the first home buyer or savvy investor.

Features:

- Moments away from Campsie's shops, restaurants, and transport options.
- Close proximity to the upcoming metro line.
- Secure complex.
- Spacious open-plan living and dining area.
- Full-sized kitchen designed for culinary enthusiasts.
- Large bedroom with a built-in robe for ample storage.
- Private balcony.
- Separate private laundry room with additional storage space.
- Remote-controlled lock-up garage for ultimate convenience.
- Local convenience store located just meters away.
- Potential rental return of \$450 - \$500 per week.

91.9 sqm (approx.)

Strata rates \$592.05 (per quarter approx.)

Water rates \$179.90 (per quarter approx.)

Council rates \$414.25 (per quarter approx.)