



14/45-47 First Avenue CAMPSIE, NSW



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## Convenient Modern Living in a Great Location

An appealing combination of aspect, location and space, this immaculately presented apartment is ideal for both investors and home owners. Set on the ground floor of 'Marabella',

a modern low rise security block, it features private access and a sunny North Easterly aspect. Perfectly positioned to offer effortless convenience, it lies equidistant to the hubs of Campsie and Belfield and the many amenities on offer, including public transport and a choice of schools.

- Spacious open lounge and dining features outdoor access and A/C
- Walled North facing courtyard fantastic for entertaining and relaxing
- Contemporary kitchen with Caesarstone benchtops and dishwasher
- Two double bedrooms including mirrored built-ins, modern bathroom
- 115 sqm approx. on title, car space, internal laundry, handy storage shed
- Option to park an additional car in the courtyard providing a secure car space
- Footsteps to bus, 20 minute walk or 4 minute drive to Campsie Station
- Moments to Rudd Park and Cook River parklands and cycle track
- Convenient to many local shops, cafes, restaurants and supermarkets
- Easy access to sought after public, Catholic and independent schools

### Auction - Contact agent

**Contact:**

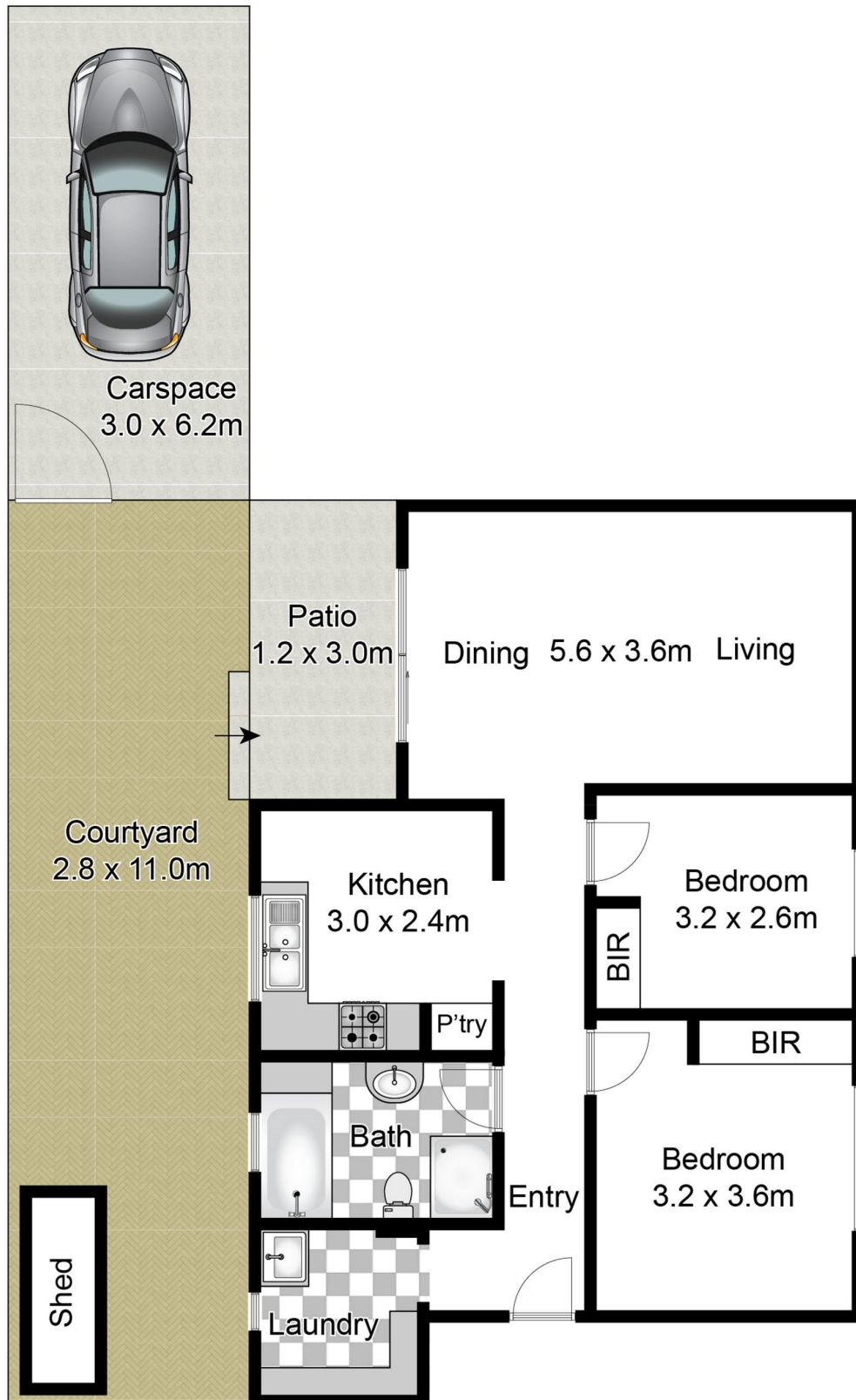
Dee Uther  
0427 689 139  
Steph Watmore  
0416 556 064

**Type:**

Apartment

**Sold Date:**

18/02/2023



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Plans shown are only indicative of layout. Dimensions are approximate.

**14/45-47 First Avenue**

**Campsie**

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