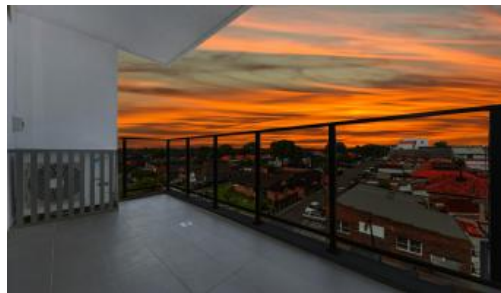




Unit 55, 570-580 Canterbury Rd, Campsie



Onsite Sale Office - Bright 2-Bedroom Plus Study Apartment In The Heart Of Campsie For Sale

Imagine a sleek, modern 2-bedroom apartment situated in a prime location that offers both convenience and a sense of privacy. Conveniently location in a vibrant neighborhood, this apartment in the "Evoca" complex is close to essential amenities such as Clemton Park Shopping Village, Campsie Shopping Centre, Train Stations, Canterbury Hospital etc. Campsie Metro is expected to be completed by late 2025!

A range of impressive features of this apartment include:

- Open plan living area with large floor-to-ceiling sliding doors
- Stainless-steel kitchen appliances, including a built-in oven, a microwave oven, a gas cooktop and a dishwasher. Stone bench tops.
- 2 Spacious bedrooms, both with a build-in wardrobe. Study nook inside the Master Bedroom.
- High quality bathrooms. Ensuite with a shower and 2nd bathroom with a full-sized bathtub
- Level 4, West facing with abundant natural lights and gorgeous sunset views
- Ducted air conditioning system with dual-zone control
- Internal laundry with a dryer - Intercom system featuring a video display for enhanced security
- 1 Secure parking space and 1 storage cage
- Building rooftop exclusive to residents.
- Currently tenanted at \$750/week (Onsite Property Manager), lease expired 23/05 and tenants are happy to renew for another 12 months.
- Great for both owner occupiers or investors!

Location:

- Canterbury Hospital Across the Road
- 4 minutes bicycle ride to Campsie Train Station

2 2 1

Price \$660,000-\$670,000
Property Type Residential
Property ID 1958

Agent Details

Yu (Dawn) Chan - 0478 768 024

Office Details

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 Suite 58 1 Brown Street Ashfield NSW
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 02 9799 8886



- 6 minutes bicycle ride to Canterbury Train Station
- 500 metres walk to Coles at Clemton Park Shopping Village
- 15 minutes walk to Campsie central shopping area
- 3.1kms to Canterbury Racecourse
- 2kms to M5 Motorway Entry Kingsgrove
- 11.7kms to Sydney Olympic Park
- 13.3kms to Sydney CBD

Outgoings:

Council Rates: Approx. \$411/quarter

Water Rates: Approx. \$185/quarter + usage

Strata Levy: Approx. \$1317/quarter

Private inspections by appointment are welcome!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.