



2/ 22 Victa St, Campsie



## Expansive terrace living, embraced by serenity and elegance

'Expansive terrace living, embraced by serenity and elegance'

As you take your first steps in this contemporary terrace apartment, you are met with a sense of elegance from the well-appointed fixtures and finishes. Embraced by natural light from East to West, one looks forward to being awoken by the soft kiss of the sun in the morning or basking in its warmth during an afternoon break. From the onset, one cannot help but be impressed by the location, as you are simultaneously conveniently located close to the sought-after Clemton Park Shopping Village with a whole host of delicious eateries and useful amenities, yet peacefully nestled in a quiet street nearby multiple bus routes and the direct train lines to the CBD, providing a smooth commute.

Whether entertaining family and friends on the spacious front terrace, which naturally flows through to the open plan kitchen and living area, or retreating to the private bedrooms with direct access to the expansive courtyard, this intelligently designed apartment provides a harmonious union of serenity and lifestyle for the growing family or professional couple.

Poised as substantial value, this apartment offers a modern fit-out with abundant outdoor space, without the price tag of a brand-new development or suffering excessive management upkeep, as this boutique building consistently boasts exceptionally low Strata Fees.

### Quick Stats

- 2 Bedrooms each with built-in wardrobes and floor-to-ceiling glass windows/doors with direct access to private courtyard.
- 2 Bathrooms (1 ensuite to master with shower and main with bath/shower combined) with brand new shower screens.

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**Price** SOLD for \$705,000  
**Property Type** Residential  
**Property ID** 129

### Agent Details

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### Office Details

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 REAL ESTATE

- 1 Parking Space in secure basement level with storage cage with video security intercom.
- Two expansive outdoor areas (courtyard & terrace) totalling an impressive 80 sqm
- Stylish open plan living/dining area flooded with natural light
- Sleek Modern kitchen boasting a stone benchtop, brand new splashback, downlights overhead and modern stainless steel appliances such as gas cooktop, and rangehood.
- Discrete internal laundry
- Brand new floorboards and skirtings.
- Freshly painted walls
- Air-conditioning
- Lush garden with peaceful leafy tree cover
- Direct access through front lobby from street or basement
- Strong investment for the astute investor, with low upkeep and high rental yield

Total area: 158sqm

Strata levy: \$979.20 per quarter approx.

Council rate: \$330.00 per quarter approx.

Water rate: \$157.31 per quarter approx.

About the area:

- 1min walk to Clemton Park Shopping Village with multiple eateries and amenities that include Coles, Family Medical Centre, Dentist, Jetts 24/7 Fitness Centre, Crazy Nonna Pizza Pasta Bar, Anonymous Burgers, Katsuya Japanese Restaurant, Leaf Café & Co, Priceline Pharmacy and more
- Mere footsteps from the Park designed as recreational areas for children to run on the open grass or enjoy the playground, and for adults to relax on a comfortable timber bench while they relish in the sight of mature palm trees and abundant flowers
- 5min drive to Bexley North Train Station and Campsie Train station with a direct line to the CBD
- 1min Walk to the 490 Bus Route Stop and 5min walk to multiple buses stops with routes that include 415, 487, 492, 445 and 473
- 2min Drive to Canterbury Hospital
- 2min Drive to access main arterial Canterbury Road and 5 min drive to access the M5 Highway
- Nearby schools include Clemton Park Public School, Kingsgrove North High School, All Saints Grammar School and more

For private inspections, please send an email enquiry or text to 0412 028 856 for an appointment.

Due to current COVID restrictions, inspection is strictly by appointment only - one person to inspect at any given time.

Everyone attending the inspection to wear a mask and refrain from attending the inspection if they are not feeling well, have been in close contact with a COVID positive person or have been in the COVID declared hotspot suburbs.

Please send an email enquiry if you would like to be kept updated with any changes or cancellations of scheduled inspections.

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.