



G14/1 Victa Street, Campsie



## Spacious Park-Side Living, Boasting A Host Of Amenities

With a contemporary design complemented by modern finishes, this spacious terrace apartment is a sought-after gem in the 'Park Life' phase of the Clemton Park Shopping Village. Focused on enhancing your quality of life, the intelligent floor plan allows full use of the open entertainment area, while simultaneously providing peaceful retirement to your private quarters, as well as a study nook that can be utilized for business or pleasure. Embrace the soft kiss of sunlight from the North-aspect that floods the open kitchen/dining area and both bedrooms, or delight in the lush atmosphere of your private garden adorned with views of the lovely Park.

Situated mere moments from a whole host of delicious eateries and useful amenities, all your personal needs are taken care of, while the multiple bus routes and direct train line to the CBD, provide a smooth commute.

### Quick Stats:

- 2 Spacious bedrooms each with built-in wardrobes + 1 Study nook
- 2 Bathrooms (1 ensuite to master) each with combined bath & shower.
- Both bathrooms each have extractor fans fitted as well as large vanity cupboards
- 2 Parking Spaces in secure basement level with ample storage space provided by two storage cages which are conveniently located next to your parking spaces
- Modern kitchen boasting large island fitted with stone benchtop and downlights overhead. Includes modern appliances such as gas cooktop, ducted rangehood and built-in dishwasher
- Internal laundry including dryer
- Brand new carpet, installed throughout the property

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<b>Price</b>	SOLD for \$655,000
<b>Property Type</b>	Residential
<b>Property ID</b>	66
<b>Floor Area</b>	96 m2

### Agent Details

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### Office Details

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- Air-conditioning with intercom
- Lush garden with direct & secure access to your apartment through the park
- Ample storage space with double storage cages, linen cupboard and more

About the area:

- 1min walk to Clemton Park Shopping Village with multiple eateries and amenities that include Coles, Family Medical Centre, Crazy Nonna Pizza Pasta Bar, Flame House, 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 Belmore 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 bus 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

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