



2 🛏 2 🚿 1 🚗

**Council Rates** \$278/qtr (approx)

**Water Rates** \$880/qtr (approx)

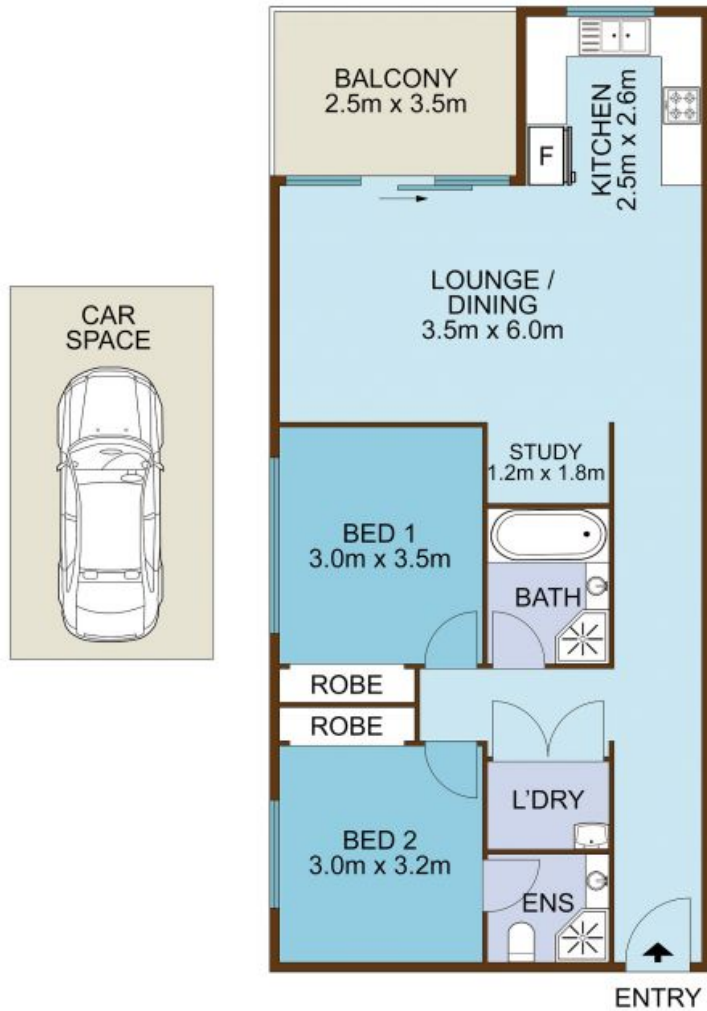
**Contact** Troy Holmes  
0414 344 442

**Type** Apartment

**Land** 98 m2

Set within strolling distance of all Campbelltown conveniences, this spacious apartment is designed to function as both a sleek entertainer and an idyllic retreat. Immediately welcoming with crisp neutral finishes throughout, it displays a flowing modern floor plan complete with a generously sized kitchen to please the keen chef, a master with ensuite and a sunny north-facing balcony. Perfectly located for both workday convenience and weekend play, it provides a comfortable home base moments from Queen Street cafes and just a 15-minute walk from the station.

- Ready to be enjoyed in a private and peaceful forth-floor position
- Bright well-proportioned interiors with air-conditioning unit
- Kitchen boasts stone benchtops, gas cooking and a breakfast bar
- Main bathroom presents with a shower, tub, toilet and vanity



# HOLMES

REAL ESTATE

23/48 Warby Street, CAMPBELLTOWN

Not to scale • All measurements are approximate • Drawn for marketing purposes only