



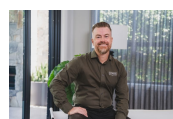
31 Campbellfield Avenue Bradbury, NSW

3 2 1

### Family Living At Its Best

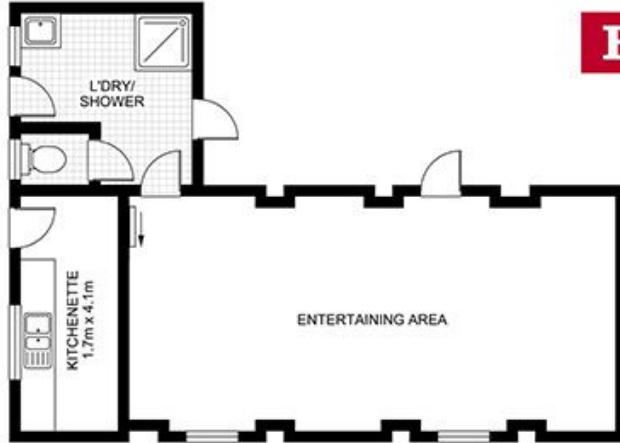
- \* Immaculate family home with multiple living areas
- \* Newly renovated bathroom, freshly painted and new carpet
- \* Second toilet and shower, split system air conditioning throughout
- \* Large covered rear timber pergola overlooking private yard
- \* In-ground salt water pool beautifully presented with covered area
- \* Single car garage converted to teenager's retreat, side access, set on a large 771m2 block
- \* Convenient location, close to public transport and Campbelltown CBD

Price: Price Guide \$410,000-\$450,000



**Gary Luke**

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**BOTTOM LEVEL FLOOR PLAN**

GROSS INTERNAL FLOOR AREA 16 SQ.M.  
ENTERTAINING AREA 34 SQ.M.



**TOP LEVEL FLOOR PLAN**

GROSS INTERNAL FLOOR AREA 172 SQ.M.  
UNDER COVER VERANDAH AREA 27 SQ.M.  
PORCH AREA 6 SQ.M.

APPROX. GROSS FLOOR AREA 255 SQ.M. / 2745 SQ.FT.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purpose only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.