

Abbotsford

1/46 St Albans Street



\$700k

Auction this Saturday 14 February at 10.30am. Inspect from 10am

Homes in Abbotsford Gardens are rare on the market and this fresh modern villa is just 150m to the water's edge making it a wonderful lifestyle address. With a cottage-like vibe and no common walls, it's presented in immaculate condition with light and airy interiors opening to a sunny easycare garden.

- Exclusive bayside address, a great alternative to a semi
- 2 double bedrooms with built-in robes, pristine bathroom
- Spacious layout, well defined living and dining zones
- Fresh modern kitchen with an adjoining laundry room
- Entertaining terrace and a sunny child-friendly garden
- Large windows maximise cross-flow breezes, reverse air
- Double parking, internal access to a large lock-up garage
- Tranquil peninsula setting, stroll to cafes and parkland

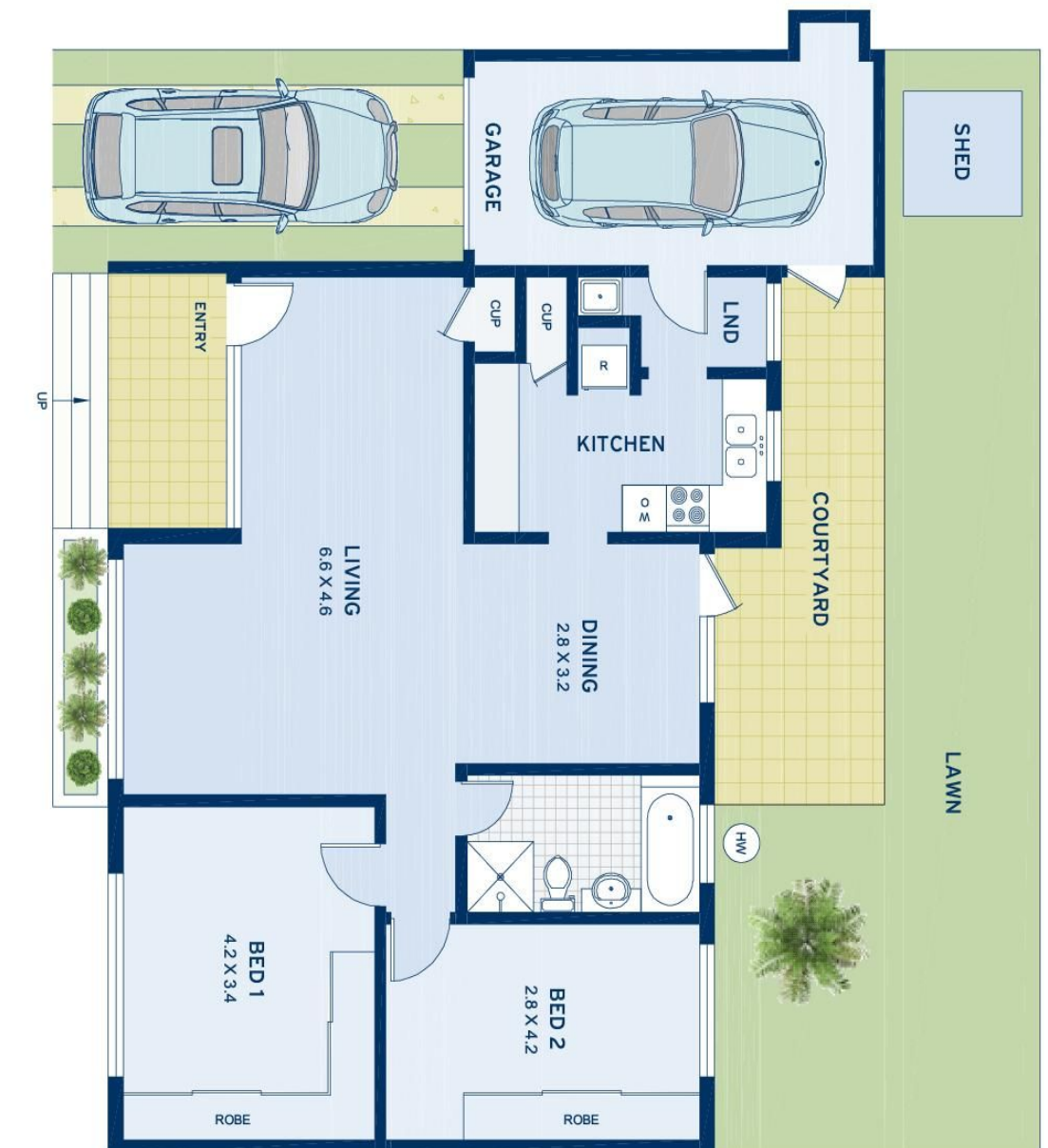


ADDITIONAL DETAIL

Council Rates	\$255/qtr (approx)
Strata Fees	\$1,950/qtr (approx)
Water Rates	\$161/qtr (approx)
Type	Apartment
Sold Date	14/02/2015

Kelly Petrini

kelly@ch.com.au



APPROXIMATE AREAS	
Internal Floorspace	83sqm
Garage	15sqm
External	75sqm
Total	173sqm
OUTGOINGS	
Council Rates	\$255 pq
Water Rates	\$161 pq
Strata Rates	\$1950 pq



Abbotsford
1/46 St Albans Street

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson