

Abbotsford

6/46 St Albans Street



\$740k

A sun-filled garden villa by the bay

A secluded setting to the rear of Abbotsford Gardens affords this bright and airy villa a superb sense of peace and privacy in a tranquil bayside enclave 150m to the waterfront. Held for 30 years, the cottage-like two-bedroom home offers a relaxed easycare lifestyle with scope to renovate and add value.

- Prime corner setting, house-like layout and private entry
- Generous proportions, large windows and loads of light
- 2 large bedrooms with a leafy outlook, original bathroom
- Fluid layout with spacious living, dining and sitting areas
- Original kitchen with adjoining laundry, scope to update
- Private garden courtyard with a shady outdoor terrace
- Undercover parking, level access, ideal for the downsizer
- Quiet peninsula setting, stroll to cafes and bayside parks

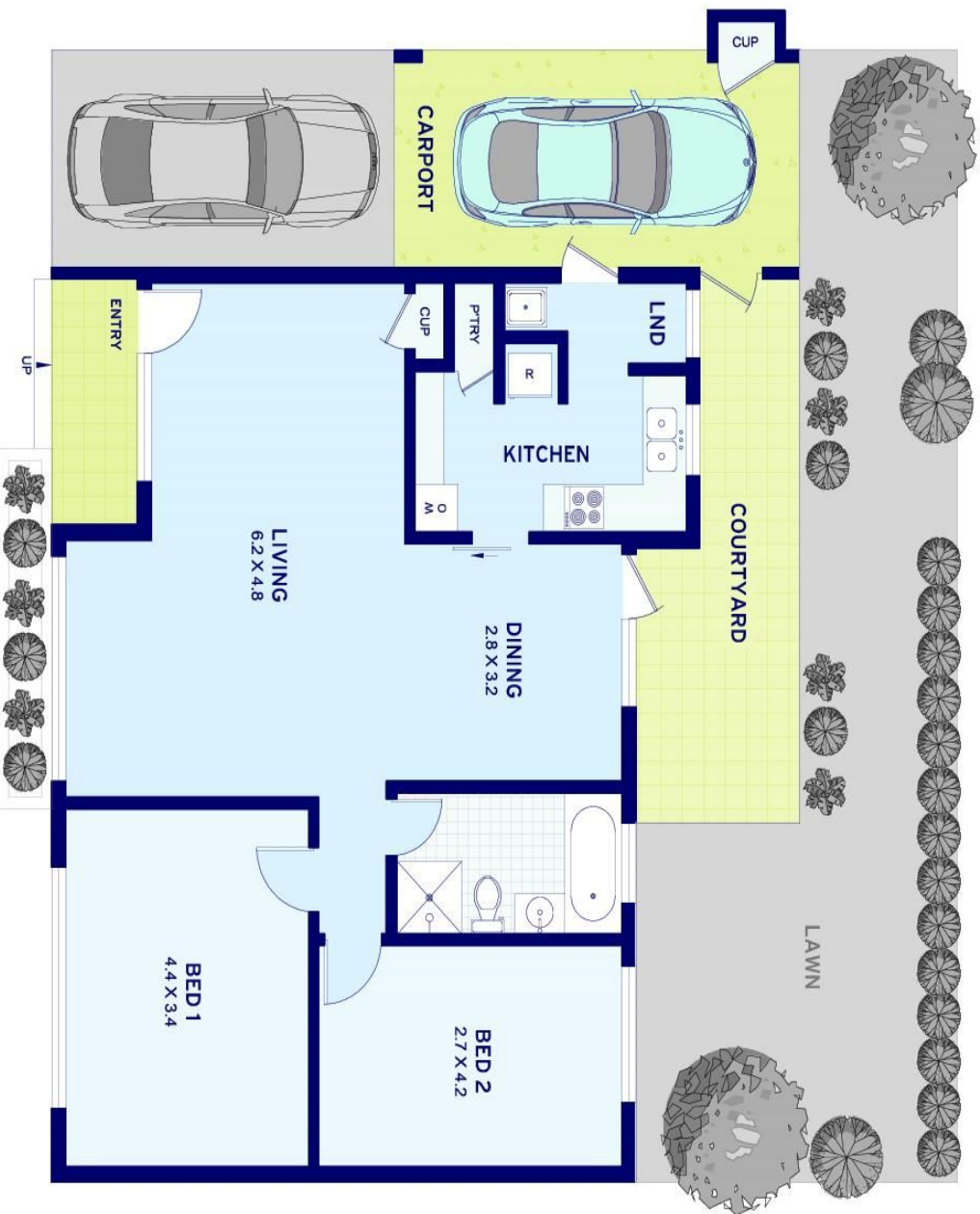


ADDITIONAL DETAIL

Council Rates	\$260/qtr (approx)
Strata Fees	\$2,034/qtr (approx)
Water Rates	\$178/qtr (approx)
Type	Villa
Sold Date	25/11/2015

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SHADED AREA
NOT ON TITLE



APPROXIMATE AREAS	
Internal Floorpace	85sqm
Carport	19sqm
External	19,4sqm
Total	123,4sqm
OUTGOINGS	
Council Rates	\$260 pq
Water Rates	\$178 pq
Strata Rates	\$2034 pq

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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 Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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