

# Abbotsford

## 4/46 St Albans Street



\$1.025m

## A garden villa by the waterfront

Properties in the impeccably maintained Abbotsford Gardens complex are rare on the market and this freshly schemed freestanding villa is ideal for the downsizer seeking a relaxed waterside lifestyle. Set back from the street and featuring a private entry and double parking, the two-bedroom cottage is a level stroll to the water's edge and a short walk to Wareemba village shops and cafes. Fresh, bright and move-in ready, the bright and airy home offers easy living with a private courtyard garden at the rear and reverse cycle air for year-round comfort.

- Double-fronted cottage in a peaceful boutique community
- Level access with a private entry and cottage-like feel
- 2 double bedrooms, the main with built-ins, reverse air
- Bright-glass fronted living bathed in northerly sunshine
- Well-presented kitchen with an adjoining laundry room
- Dining opens out to a courtyard with established gardens
- Skylit bathroom, secure garaging plus off street parking

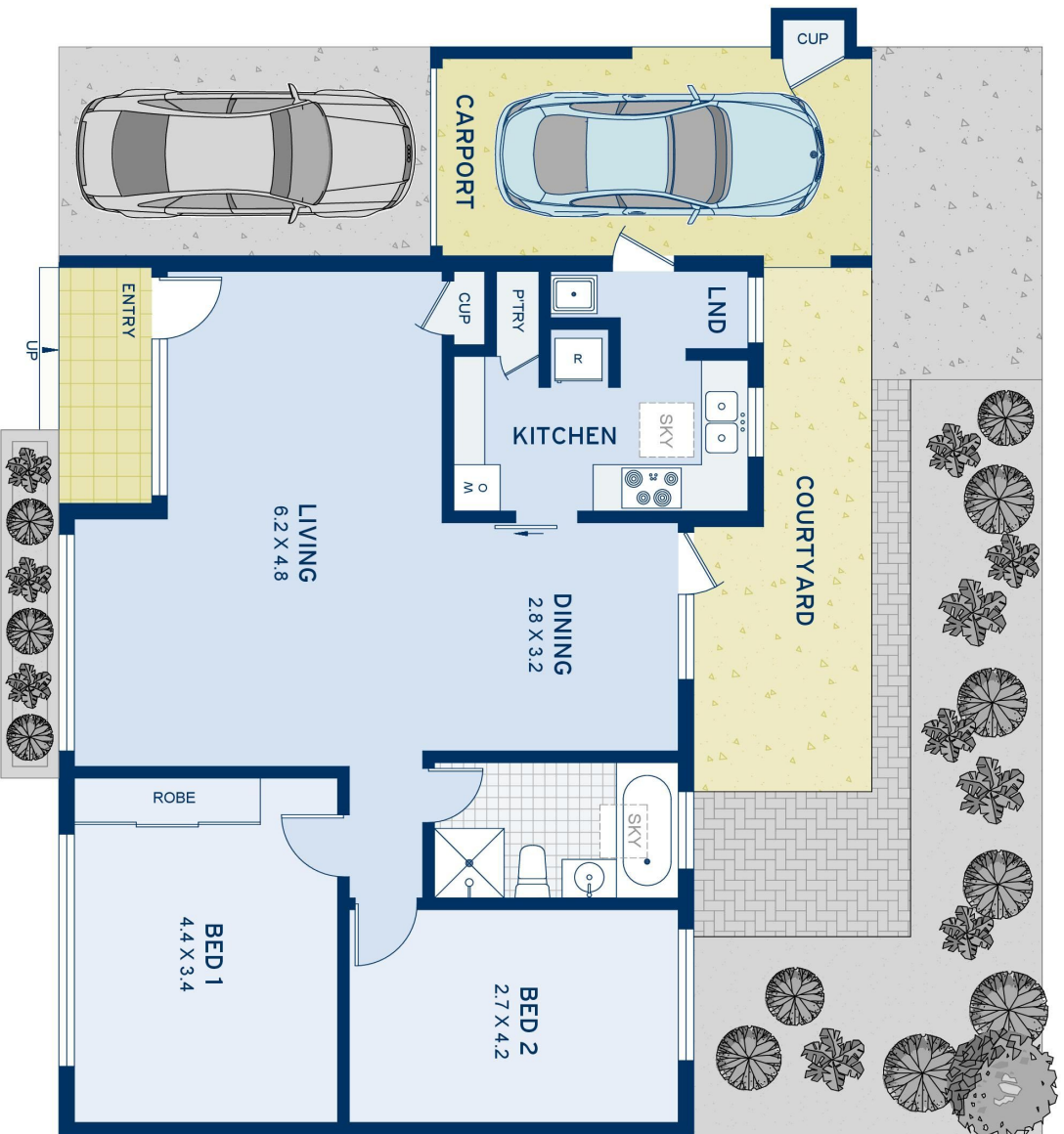


## ADDITIONAL DETAIL

Council Rates	\$226/qtr (approx)
Strata Fees	\$1,288/qtr (approx)
Water Rates	\$147/qtr (approx)
Type	Villa
Sold Date	22/10/2020

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EXCLUSIVE USE



APPROXIMATE AREAS	
Internal Floor Space	85.5sqm
Carport	19.5qm
External	19.45qm
<b>Total</b>	<b>123.45qm</b>
OUTGOINGS	
Council Rates	\$226 pq
Water Rates	\$147 pq
Strata Rates	\$1288 pq

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

cobden & hayson