

# Abbotsford

## 8 Campbell Street



### Character home for the modern entertainer

Blending a fresh modern feel with its traditional Federation-era character, this solid brick residence delivers a great family home with an emphasis on easy living and entertaining. It sits on a deep 474sqm block and makes a great impression with some smart modern updates, light filled spaces and excellent privacy. Add to all this a quiet cul-de-sac setting that's just footsteps to the water's edge, and this freshly presented property offers the perfect low maintenance lifestyle asset within a short stroll to Wareemba shops, cafes and bus connections.

- Well preserved interiors, ornate ceilings and polished floors
- A generous layout with separate lounge and dining spaces
- An easy flow to a covered entertainment patio and BBQ area
- Private back lawn plus a large garden studio/office/workshop
- Modern kitchen with island bench and quality gas fittings
- Three large-sized bedrooms, master with built-in robe

  
**3**

  
**1**

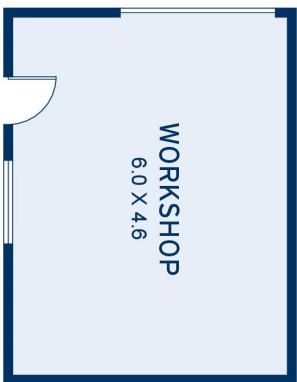
  
**3**

### ADDITIONAL DETAIL

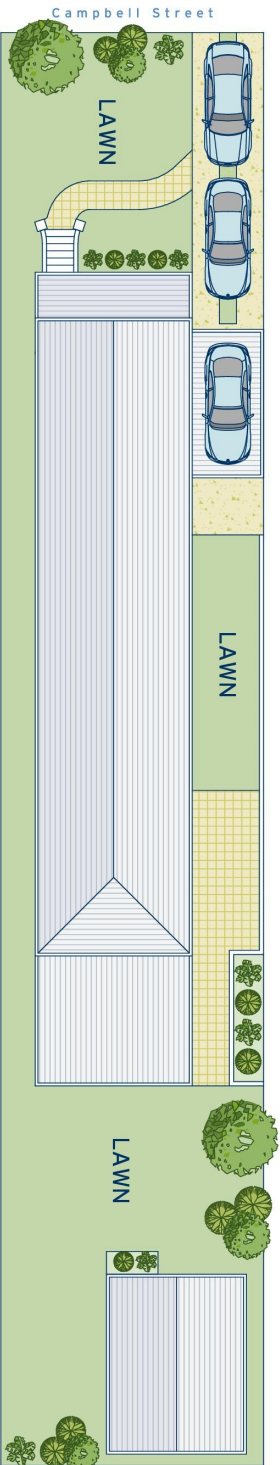
Council Rates	\$385/qtr (approx)
Water Rates	\$177/qtr (approx)
Type	House
Sold Date	04/12/2020
Land	474 Square Metres

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Undisclosed



## SITE PLAN



APPROXIMATE AREAS	
Internal Floor Space	115sqm
Workshop	28sqm
External	331sqm
Land Size	474sqm
OUTGOINGS	
Council Rates	\$385 pq
Water Rates	\$177 pq

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

cobden & hayson