



50 Abbotsford Parade Abbotsford, NSW



## SOLD - Lovely Family Home with a Bespoke Development Opportunity

This lovely family home is ready to move into and enjoy.

This family home presents as a solid double brick 3-bedroom residence with a modern kitchen, bathroom, separate lounge, and dining rooms, a large outdoor alfresco area overlooking the sundrenched, north facing rear yard. High ceilings, timber floors throughout and many original features of the home's era remain with the bonus of a three to four car garage with wide driveway access.

Total land size is 695.6 sqm with a desirable 15.24m frontage and R3 Zoning.

This home is located only a very short stroll to all amenities including, local schools, waterfront reserves, Abbotsford Village shops, city & suburban buses, the ever-popular Sydney Rowing Club, and the adjoining River Cat Service for city access.

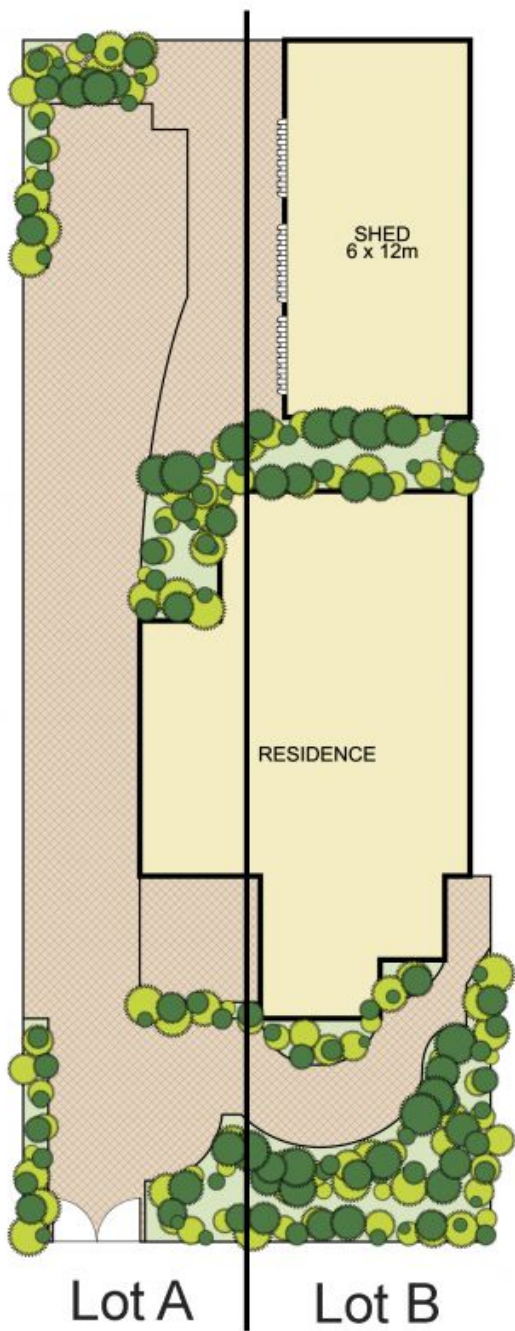
This is truly once in a lifetime (limited time) opportunity to secure a lovely family home in Abbotsford. Live in now or rent out as is while you make your plans for the future. The choice is yours!

**Price:** Sold by Adam Scappatura | Time Realty  
**Council Rates:** \$650.00 p/q  
**Water Rates:** \$148.00 p/q

**Adam Scappatura** **Frank Settineri**

0413 355 481

0414 889 319



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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