



12/46 St Albans Street Abbotsford, NSW



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## SOLD - Unique 3 bedroom Townhouse

It's not very often that a 3-bedroom townhouse quite like this one becomes available to purchase. Perfectly positioned at the rear of a boutique block with its own private entrance, surrounded by luscious gardens while only metres from the bay, this spacious townhouse will make the ideal home.

A rare opportunity indeed when you consider all that this home has on offer. Boasting 3 generously sized bedrooms all with built-in wardrobes, large main bathroom upstairs, spacious lounge and dining areas, downstairs powder room and modern kitchen with stone benchtops. The living area flows easily out to a beautiful large and private tropical rear garden, perfect for outdoor entertaining or your own little private sanctuary. Other luxuries include, private undercover parking, ample storage space with both attic and under stair storage, internal laundry and a common grassed BBQ and playing area.

Abbotsford is a highly sought-after premier locale close to all amenities which include village shops, highly reputable local schools, cafes, restaurants, waterfront parklands, city & suburban buses, Rive...

- Spacious 3 bedroom, 1.5 bathroom townhouse
- Modern kitchen, open plan L-shaped living area
- Private tropical rear garden, undercover parking
- Ample storage spaces, built-in wardrobes, attic
- Only moments from all amenities, parks & bay

**Price:** SOLD | Time Realty  
**Council Rates:** \$283.00 p/q  
**Water Rates:** \$148.00 p/q  
**Strata Rates:** \$1,452.67 p/q

**Frank Settineri**

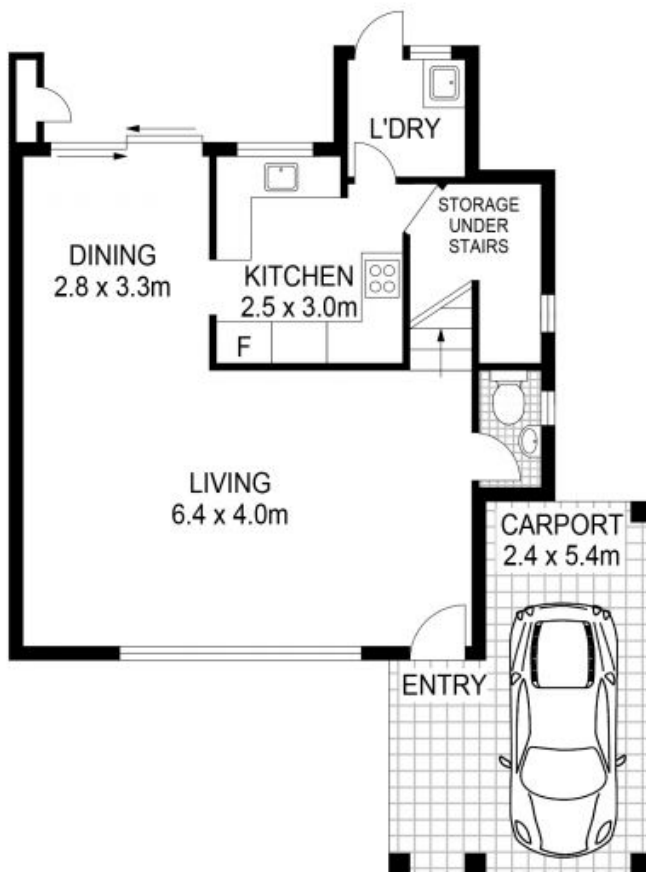
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**Adam Scappatura**

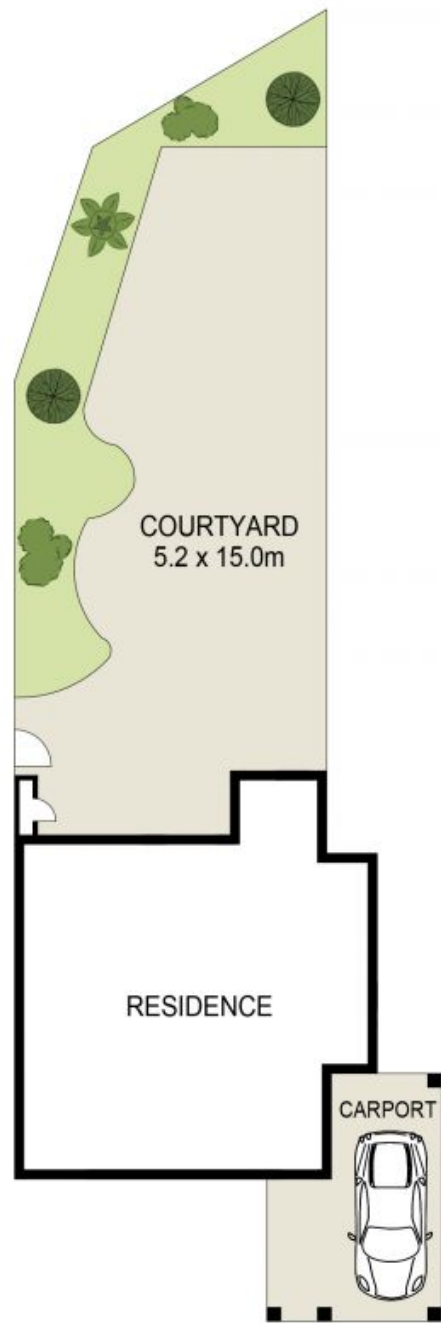
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FIRST FLOOR



GROUND FLOOR



SITE PLAN

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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ABBOTSFORD

EST — 1979  
time