



44 Curtin Avenue Abbotsford, NSW



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## SOLD - Potential Plus

Set in a quiet peaceful location and built on a generous and level 461.6 sqm (approx.) portion of land with a frontage of approx 14.63m this home is an exceptional opportunity because of all your various options. Demolish and build your new dream home, renovate and extend or even consider a possible dual occupancy (STCA).

Features of the home include three large bedrooms, separate lounge and dining rooms, neat and tidy kitchen and bathroom. With wide driveway access to a lock up garage and a leafy North facing rear garden, the home offers the perfect opportunity for a family looking to enjoy its surroundings.

With Abbotsford and Wareemba shops being only minutes away and the home being located only a short walk from the water's edge and parks, plus many transport options available including buses and ferry, this home is sure to impress!

- Spacious three bedroom home with North Facing rear garden
- Set on a 461.6 sqm block with a 14.63 m frontage (approx.)
- Wide side driveway providing access to single lock up garage
- Move in, lease out or renovate - the possibilities are endless
- Located close to shops, parks, transport and the water's edge

**Price:** SOLD | Time Realty

**Council Rates:** \$368.00 p/q

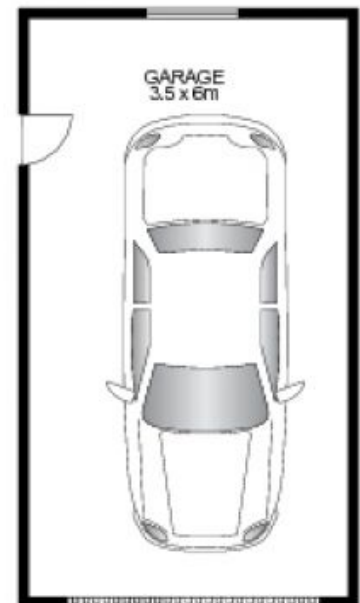
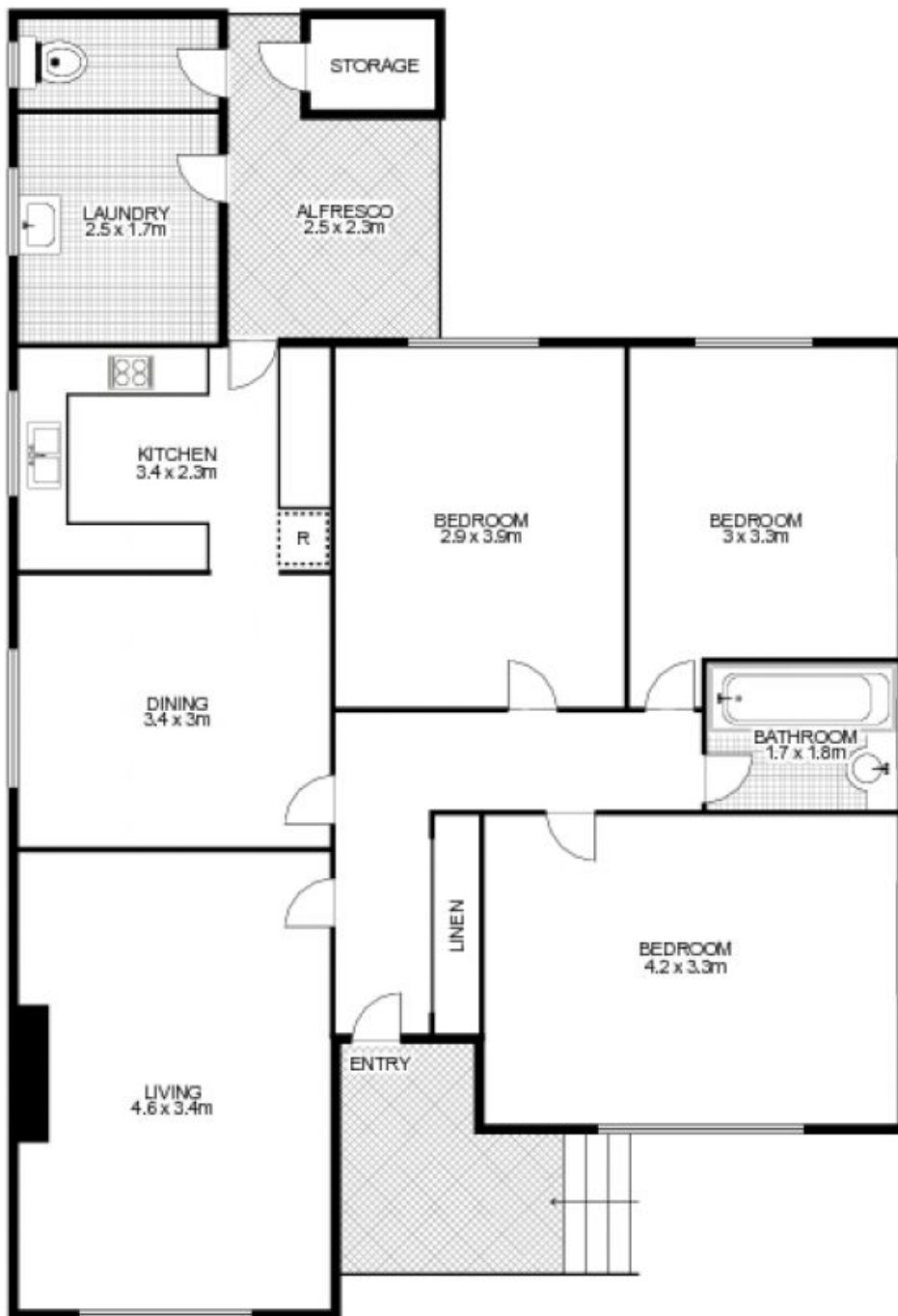
**Water Rates:** \$172.00 p/q

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(DISTANCE OF GARAGE TO HOUSE IS NOT TO SCALE)

44 Curtin Avenue, ABBOTSFORD



**time**

This floor plan is intended as a guide only. Layout dimensions are approximate only. No representations or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries. Floor Plans by SURROUNDPIX.