



4/14 Montrose Road Abbotsford, NSW



## SOLD - Serene Ground Floor Apartment

Bring your paint brushes, tools and all the friends you can muster and capitalize on this rare untouched 2 bedroom ground floor apartment in one of the most sought after locations of the Inner West.

Looking over leafy gardens the property offers a great blank canvas with 2 generously sized bedrooms, larger than average living areas, internal laundry with second toilet, sunny balcony and security car space.

Perfectly positioned in the highly desired Abbotsford Peninsula, moments to all amenities including public transport, schools, parks, ferry wharf, great eateries and cafes of both Abbotsford and Wareemba Shopping Villages.

- 2 bedroom 1.5 bathroom apartment ripe for renovation
- Large L-shape lounge and dining, large internal laundry
- Sunny balcony overlooking leafy gardens, security parking
- Well maintained small security block of only 10 apartments
- All amenities at hand including transport, cafes, parks & bay

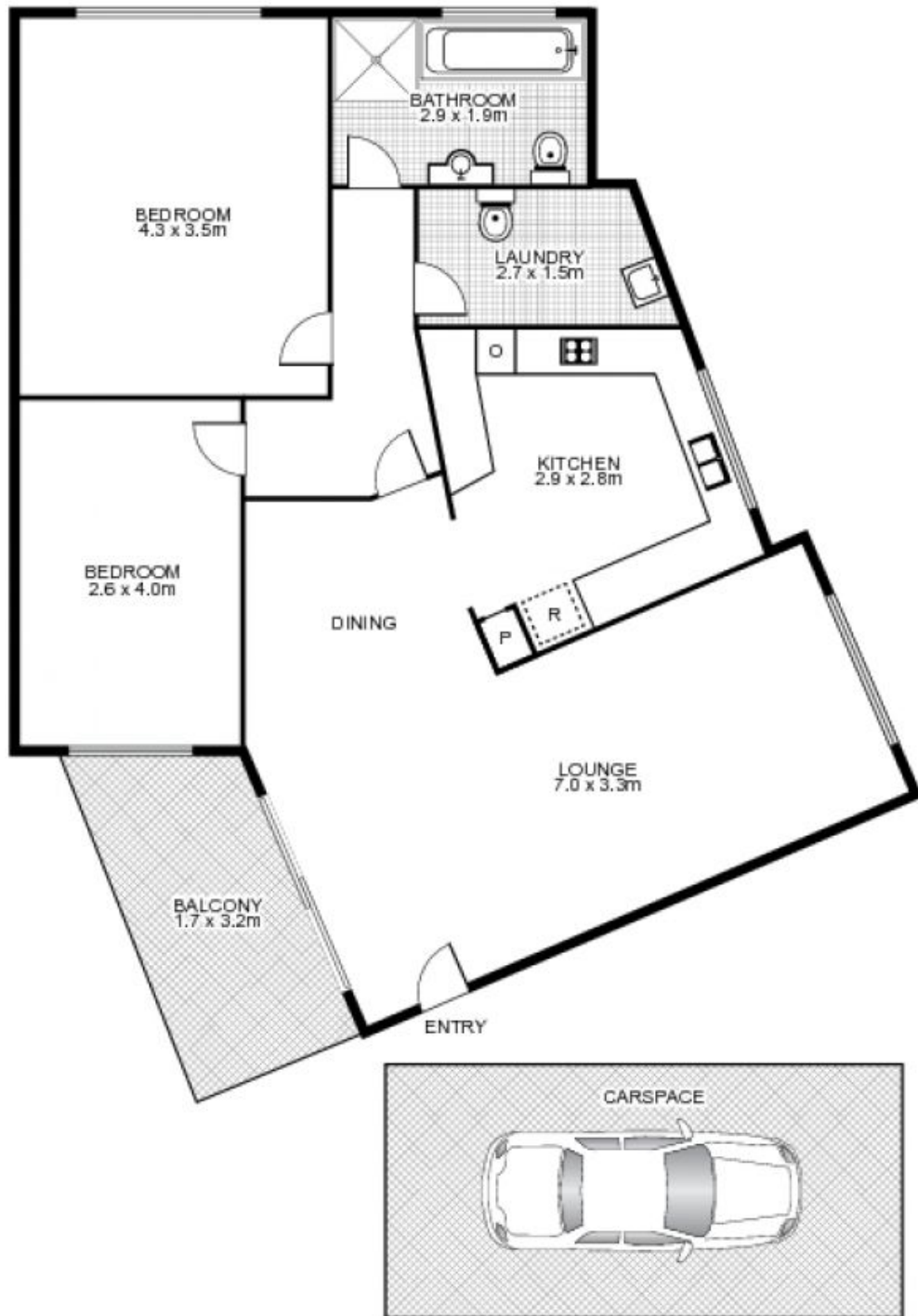
**Price:** SOLD  
**Council Rates:** \$266.00 p/q  
**Water Rates:** \$172.00 p/q  
**Strata Rates:** \$1,025.00 p/q

**Frank Settineri**

0414 889 319

**Adam Scappatura**

0413 355 481



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**time**

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