

32 St Albans Street Abbotsford, NSW



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## SOLD - Potential Plus

Ideally located within the beautiful and much sought after Abbotsford Peninsula is this original Art Deco home. Sitting on the high side of the street, explore the opportunities to capitalise on potential views from a second floor addition.

This home will provide you with the perfect opportunity to return it to its former glory or knock down and build your dream home (STCA). Perfectly positioned only moments away from local schools, shops, cafes and waterfront reserves.

Public transport is readily available via the Rivercat Ferry at Abbotsford wharf providing access to the CBD and surrounding waterfront suburbs with public bus services only a short stroll away. Under Instruction Nsw trustee & Guardian

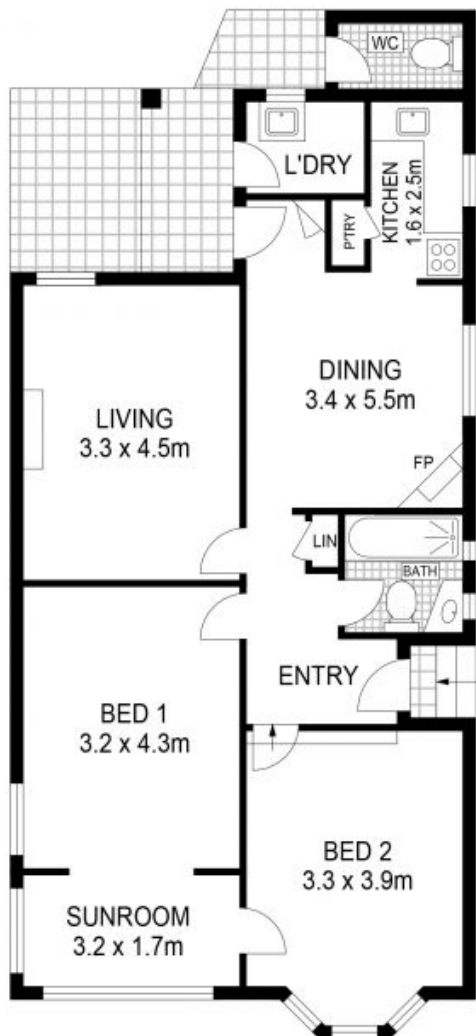
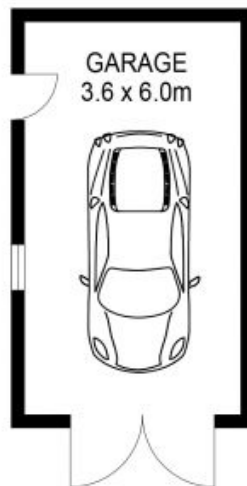
- 2 Bed home + sunroom in sought after Abbotsford Peninsula
- Land size 309.8 sqm with a wide frontage of 10.7 m (approx.)
- Double brick Art Deco with high ceilings and lock up garage
- Renovate or knock down and build your dream home (STCA)
- Short stroll to parks, schools, cafes, transport and waterfront

**Price:** SOLD | Time Realty  
**Council Rates:** \$402.00 p/q  
**Water Rates:** \$145.00 p/q

**Adam Scappatura Frank Settineri**

0413 355 481

0414 889 319



SITE PLAN

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



32 St Albans Street  
ABBOTSFORD

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