



1/16 Rokeby Road Abbotsford, NSW



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A rare find in an exclusive suburb - Call Adam on 0413 355 481 for Appointment

Peacefully set in a secure, well-maintained full brick complex, this 2 bed townhouse plus study is a great alternative to apartment living and offers both up sizers and down sizers exceptional buying in an exclusive suburb.

The townhouse features a light filled layout split over two levels with superb flow to a large private courtyard, modern kitchen, 2.5 bathrooms, split system air conditioning, two generously sized bedrooms both with built-in robes, main bed with ensuite and balcony.

Another standout feature of this home is the study, or second living area located upstairs, an ideal break out space or work from home opportunity. All this plus the convenience of a double lock up garage.

The location is incredibly convenient yet quiet, just moments to Abbotsford and Wareemba shops and moments' walk to the water's edge, parkland and short proximity to schools, buses & ferry.

This is low maintenance living at its best and a rare offering of quality in Abbotsford.

- Bright open plan living flowing out to a private courtyard
- Large kitchen with stone bench tops, double lock-up garage
- Generously sized bedrooms both with built-in wardrobes
- 2 Luxurious bathrooms, balcony off main bed, timber floors
- Additional living area and/or study located on the first floor
- Easy access to shops, cafes, restaurants, schools & transport

Price: SOLD | Time Realty
Council Rates: \$288.00 p/q
Water Rates: \$151.00 p/q
Strata Rates: \$1,023.75 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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ABBOTSFORD

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