



453 Great North Road Abbotsford, NSW



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## SOLD BY CHRIS GEORGANTONIS \$1,300,000

This freestanding two storey building is exceptionally well located in a sought after premium suburb of Sydney's inner-west. The property presents an opportunity for the astute investor or owner occupier to purchase this building and capitalise on the endless possibilities.

**Price:** SOLD  
**Council Rates:** \$604.00 p/q  
**Water Rates:** \$490.00 p/q

Public transport is readily available via the Rivercat Ferry at Abbotsford wharf providing access to the CBD and surrounding water front suburbs with public bus service allowing commuters an alternative method of travel to neighboring suburbs and directly to the CBD.

### PROPERTY FEATURES:

- \* Solid brick dual level building
- \* Established ground floor business
- \* 2 Separate units ( 1 x 1 Bedroom & 1 x 2 Bedroom )
- \* Bay water views from bedroom balcony
- \* Lock up garage with private rear lane way access
- \* 3 Current tenancies & 3 Separate entrances
- \* Ideal for home or property investment
- \* Total income \$63,882 pa Gross (Approx)
- \* Sold with existing tenancies or by vacant possession
- \* Complete building to be sold as one
- \* Zoning R2 Residential

" Suits home owner/Investor...Ideal for i...

**Chris Georgantonis** Time Realty

0405 640 830

9712 1188

# 453 Great North Road, ABBOTSFORD

GROUND FLOOR



TOP FLOOR



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