



4/14 Montrose Road Abbotsford, NSW



2



1



1

## Beautifully renovated ground floor apartment

Ideally positioned in the highly sought after Abbotsford Peninsula, and only a short stroll to waterfront reserves and foreshore walks is this impeccably renovated ground floor 2 bedroom security apartment.

All the lifestyle offerings of this popular and convenient suburb are there to be enjoyed. Being close to highly reputable local schools, city and suburban buses, the Rivercat, clubs, cafes, restaurants, medical represents added value.

Features include level access, lovely floating floorboards, ultra-modern stainless steel kitchen with quality appliances and stone benchtops. There is a fully tiled renovated bathroom plus the spacious light filled airy open plan living area flows to a generous balcony overlooking a lovely garden.

Both double bedrooms have built in robes and large windows with plantation shutters. A large internal laundry with a second toilet and storage, reverse cycle air conditioning plus a secure car space completes the picture.

Also, near to gymnasiums, childcare, sports grounds, Drummoyne swimming pool and Barnwell Park Golf course. Five Dock, Top Drummoyne, Birk...

- Beautifully renovated ground floor apartment, level access
- 2 double bedrooms, built ins, spacious light filled open living
- Quality s/steel kitchen, stone benchtops, fully tiled bathroom
- Floating timber floors, internal laundry, a small security block
- A rare offering, in a fabulous location, Be Ready for this one!

**Price:** SOLD | Time Realty

**Council Rates:** \$295.00 p/q

**Water Rates:** \$148.00 p/q

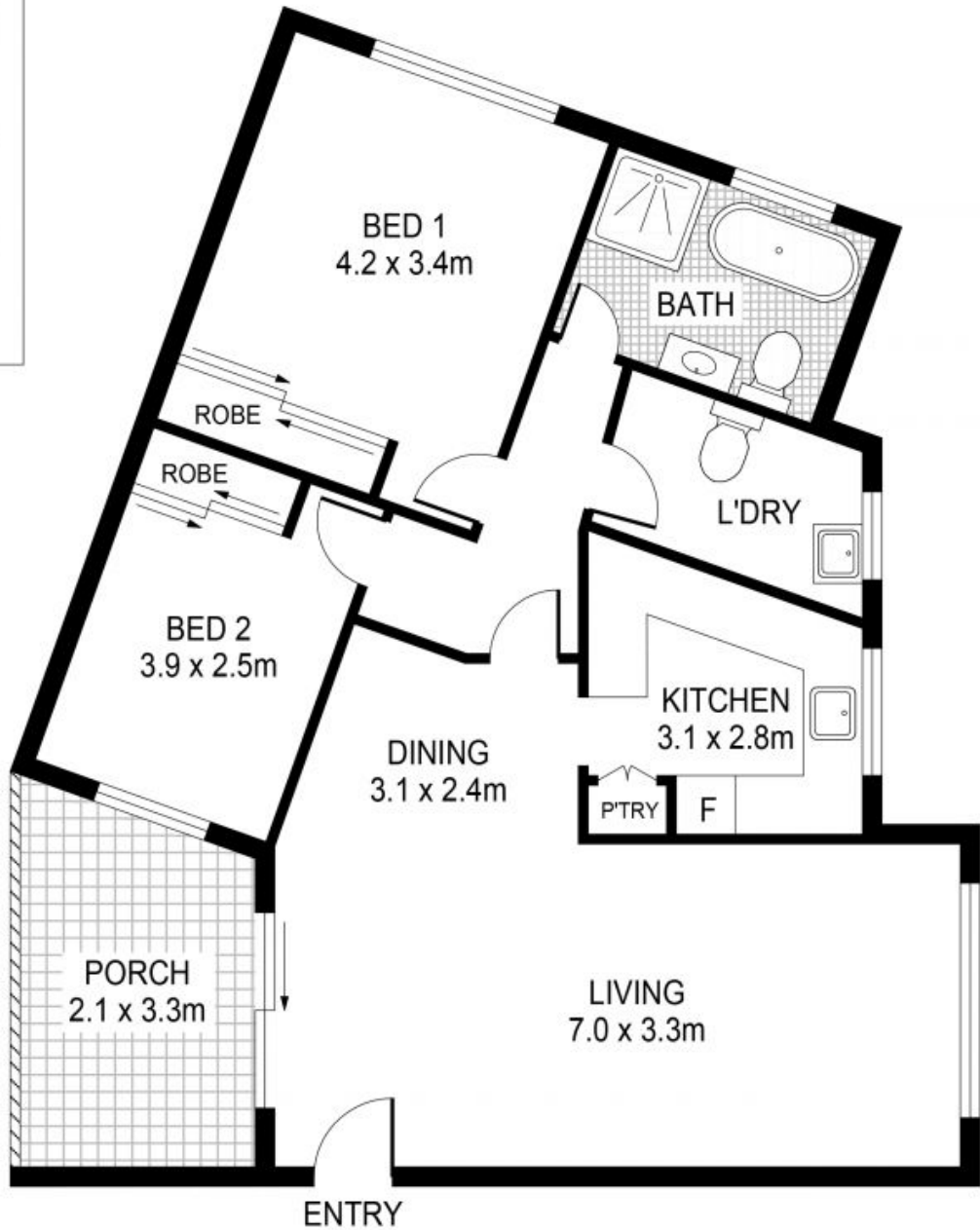
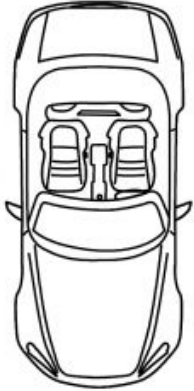
**Strata Rates:** \$1,139.95 p/q

**Adam Scappatura Frank Settineri**

0413 355 481

0414 889 319

CAR SPACE



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



4/14 Montrose Road  
ABBOTSFORD

EST — 1979  
time