



5 Glen Ormond Avenue Abbotsford, NSW



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## Charming Bungalow in Premier Location with Development Potential!

Nestled in a premier location, this renovated full brick double-fronted home boasts charm and comfort on a level 398.4 sqm approx. parcel of land.

Situated in a sought-after locale, this property offers an exceptional opportunity for various endeavors, whether it's moving in straight away, extending, adding a second storey, or crafting your dream home (STCA).

A leisurely stroll leads you to the tranquil waters of Hen and Chicken Bay, where waterfront reserves beckon alongside convenient access to City and Suburban buses, and the Rivercat, adding significant value to the area.

Enjoy the vibrant lifestyle offerings of this popular suburb, with local amenities within easy reach.

The current layout of the home encompasses 2 bedrooms plus a study or potential 3rd bedroom, separate lounge and dining areas, a luxurious kitchen, two renovated bathrooms, a sun/utility room, and an internal laundry.

Additional features include a side driveway leading to your lock-up garage, a pergola, and a sun-drenched rear yard, completing the picturesque setting.

Highly reputable local schools, waterfront parklan...

- Charming 2-3 bedroom Californian Bungalow nestled in a quiet, leafy street
- Generous level 398.4 sqm block approx. in close proximity to the water's edge
- Abundant potential, offering scope for updating or crafting a new residence (STCA)
- Spacious separate lounge and dining areas, gas kitchen, tidy baths
- Just a short stroll to local schools, transportation, and waterfront parklands

\*\*All information in this document has been gathered from various third-party sources we believe to be reliable; however, we cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers are advised to carry out their own investigations and rely on their own inquiries.

**Price:** SOLD | Time Realty

**Council Rates:** \$499.00 p/q

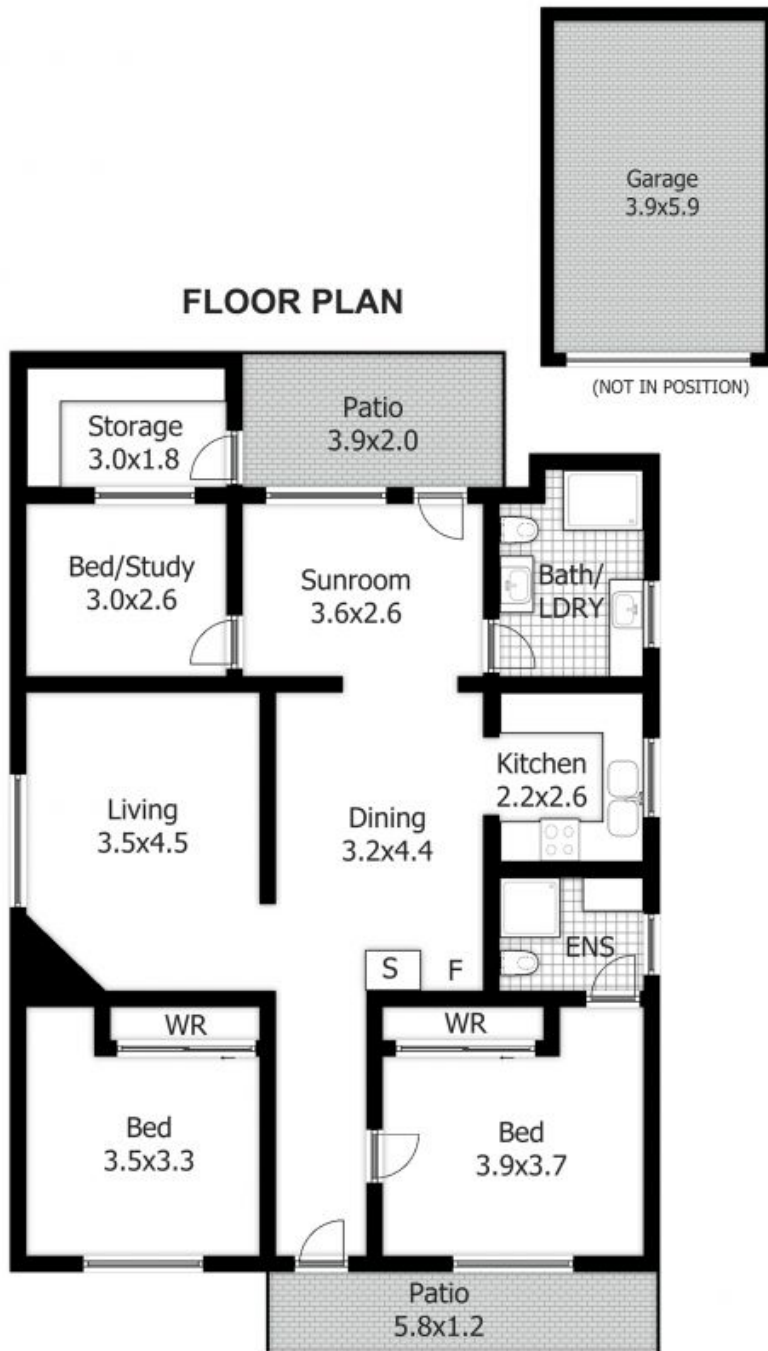
**Water Rates:** \$172.00 p/q

**Adam Scappatura Frank Settineri**

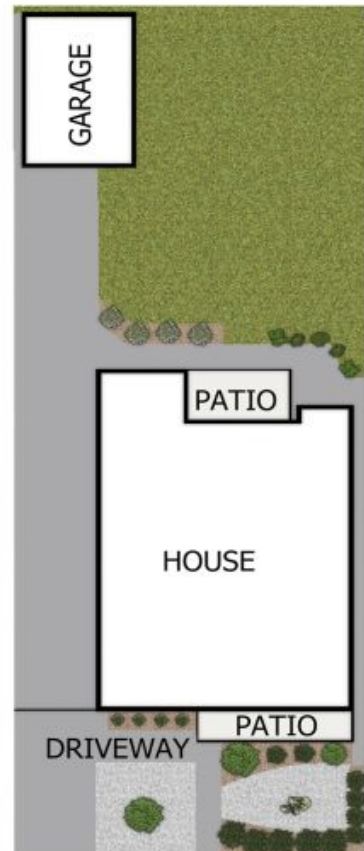
0413 355 481

0414 889 319

## FLOOR PLAN



## SITE PLAN



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



5 Glen Ormond Ave  
ABBOTSFORD

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