

**10/7-9 Abbotsford Parade, Abbotsford, NSW 2046**



**Sold Apartment**

Monday, 14 August 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 112 m2**

**Type: Apartment**



John Lagoumaris



Roger Mickhail  
0414650048

**\$1,066,000**

Discover a lifestyle of waterside tranquility, exceptional privacy and lifestyle convenience in this spacious light-filled apartment. Set at the rear of a tightly-held boutique complex, this mid-floor apartment has been stylishly updated while offering room to further renovate to capitalise on this prime position. Spanning the full width of the block, with no common walls, the 95sqm apartment offers light-filled triple aspect living flowing to a balcony with leafy vistas to the sparkling waters of the Parramatta River. Ideally located for relaxed day-to-day living and easy access everywhere, this secluded gem is a stone's throw to Henry Lawson Park and waterfront walks, footsteps to village cafes, shops and school with City buses at the doorstep and 10 minutes walk to the ferry. + ☑ Generous triple aspect L-shaped living/dining with RC/AC + ☑ Patio doors to covered balcony enjoying treetop views & water glimpses+ ☑ Bright and airy with timber floors, fresh paint & plantation shutters + ☑ Separate electric kitchen with plenty of storage & adjacent laundry + ☑ 2 double bedrooms with built-ins, master with water glimpses+ ☑ Tidy original bathroom with bath plus shower, separate WC+ ☑ Complex of two low rise buildings with lock-up garages & garden+ ☑ Just six units in this block – two per floor – for maximum privacy+ ☑ Around the corner from local shops, cafes, eateries & City bus + ☑ 10 mins stroll to F3 ferry wharf & Wareemba village cafes & IGA+ ☑ Abbotsford Public School and Concord High School catchment+ ☑ Minutes to Drummoynes & Five Dock town centre shops & dining+ ☑ Easy access to Chatswood, Macquarie Park & 10km to the City + ☑ A rare find with room to add value for lifestyle and investment