

13 Battersea Street, Abbotsford, NSW 2046

Sold House

Wednesday, 18 October 2023



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Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 812 m2

Type: House



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Super Rare opportunity to purchase Double Block right next to each other on this highly coveted street. Zoned medium density (R3) and measures an approx. 812sqm parcel of land (lot 69 and lot 70) with great elevation and potential for more water views as you build up. Currently a dual-level solid brick home with spacious interiors, it stands tall on the high side of the street across Battersea Park. With its current solid foundations, there is a definite scope for you to take it to a whole new level. Build your own dream home. Alternately, build 2 X brand new dream homes for someone else. Current Home features;- 4-5 large bedrooms, was set up as triple rental occupancy at some stage- 5th bedroom on the lower ground swapple to 2nd living area/rumpus - Ceilings up to 3.1m high in some areas, Attic floor to ceiling at 2.1m high- 3 Showers, 1 bath, 4 X toilets, internal laundry X 2 and external laundry- Main gas kitchen with washer/dryer connection, + 2 X kitchenettes - Combined lounge-dining with AC, exits onto 2 balconies with leafy outlooks - Upper level balconies w/ combined leafy outlook and water glimpses - Lower level Front porch w/ combined leafy outlook and water views- Undercover verandah at rear flows onto an expansive backyard + 2 x sheds- External laundry and more storage under the house cavity- 5 X parking spots including 2 undercover - Outdoor (garden/lawns): 160sqm approx., Internal Floor Area: 173sqm approx.- Quarterly Outgoings(approx.): Council \$905; Water \$209- Ask about building and pest inspection reportDisclaimer: All reasonable care has been taken in the preparation of the information provided but no warranty is given as to the accuracy of the information. Measurements shown are approximate only. Buyers must rely on their own due diligence and verifications.