

**15/5 Fig tree Avenue, Abbotsford, NSW 2046**

**Apartment For Sale**

Thursday, 21 March 2024



15/5 Fig tree Avenue, Abbotsford, NSW 2046

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 140 m2**

**Type: Apartment**



Mel Abboud

## Garden Apartment in a Private Setting

Footsteps to the tranquil waters of Figtree Bay and offering approximately 140sqm of practical indoor / outdoor living you will be amazed with the space from the time you enter this beautifully presented garden apartment that offers the best of resort-style living & the established community of Abbotsford Cove. Standout Features: \* Secure family friendly courtyard. \* Ideal for the entertainer, the lover of lifestyle living or downsizer. \* A villa-like layout with an inviting indoor/outdoor flow. \* Two generous bedrooms both with built-in robes and ensuite to main. \* Access to the courtyard from both bedrooms & living area. \* Well kept gas kitchen with ample bench space. \* Living / dining area flow to the courtyard. \* Modern floorplan with fresh finishes. \* Security building, internal laundry. \* Internal lift access to a security 2 car tandem lock up garage. \* Short stroll to city bus, ferry services, foreshore parkland's, waters edge, local village shopping, clubs and quality schools. \* First class facilities including five pools, 2 tennis courts and clubhouse. Council: \$332.00 P/Q approximately. Water: \$180.00 P/Q approximately. Levies: \$1850.30.00P/Q approximately. Internal Area: 100 SQM approximately. Courtyard: 40SQM approximately. Garage Area: 34 SQM approximately. Total Area: 174 SQM approximately. Every care & precaution has been taken to establish the accuracy of the information provided. However, this information provided does not constitute any representation by Abbotsford Cove Real Estate P/L, real estate agent or the vendors. Purchasers are advised to make their own enquiries as to the accuracy of the information provided. All figures and measurements quoted are approximate.