

**15/7 Figtree Avenue, Abbotsford, NSW 2046**

THE AGENCY

**Sold Apartment**

Friday, 3 November 2023

15/7 Figtree Avenue, Abbotsford, NSW 2046

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 169 m2**

**Type: Apartment**



Faye Yammine  
0405184483



Joe Kanaan  
0415209688

**\$1,250,000**

Enviably positioned in a resort style waterfront complex with superb facilities, this stylish courtyard apartment delivers ample proportions and a sophisticated lifestyle in an incredible cul-de-sac location. It's a stroll to city buses, Quarantine Reserve, popular eateries and shops, while a short walk to the ferry terminal and Sydney Rowing Club.- Open living and dining zone provides relaxing outdoor flow- Private courtyard enjoys a leafy outlook and water glimpses- Well presented gas kitchen with quality appliances & ample storage- Generous sized bedrooms with built-in robes & courtyard access- Pristine main bathroom complete with separate bath and shower- Ensuite to master bedroom, internal laundry, security intercom- Includes basement double lock-up garage with lift access- Quality build and well maintained grounds with manicured gardens- Complex includes five pools, gym, sauna and two tennis courts- Access to community space/function room and club house- Stroll to The Cove café, local schools, Battersea Park- Ideal for young families, downsizers or professional couples  
Internal inc. courtyard: 138 sqm (approx.)  
Parking: 31 sqm (approx.)  
Total Size: 169 sqm (approx.)  
Water: \$173.29 p.q (approx.)  
Council: \$335.20 p.q (approx.)  
Strata: \$1554.85 p.q (approx.)