

15 Marmion Road, Abbotsford, NSW 2046

Raine&Horne.

Sold House

Thursday, 14 September 2023

15 Marmion Road, Abbotsford, NSW 2046

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Contact agent

A once in a lifetime opportunity to secure a dream block in an enviable position. Sitting on the high side of the street on an elevated block is this solid full brick Californian Bungalow. Capturing the stunning city skyline with water views, we give you the opportunity to own a gorgeous home with a lot of original charm and character. Whether you restore it to its former glory, go up (S.T.C.A) or simply start over, we give you the opportunity to own a much-loved home in a prized location. Offering an enormous 695 SQM block with a width of 15.24m, here's that opportunity to build a magnificent home you've been dreaming about with a spectacular outlook. Alternatively, take advantage of the chance to build dual occupancy with the further option of basement parking at street level (S.T.C.A.) The opportunities are truly endless! Be sure that this solid freestanding home will deliver excellent future rewards to the lucky new owner. Homes of this magnitude are truly rare and highly sought after. This expansive property offers a wealth of options for development and subdivision that will capitalise on this prime location (STCA) The water's edge is at your doorstep as are numerous parks, cafes, restaurants, shops, fitness centres, marina, and pools, completing the perfect lifestyle picture that makes this a highly sought after location.* Charming Californian bungalow with original features - tuck pointed brick work, 3.2m high ornate ceilings, led light windows, wide corridors, ample size bedrooms, outdoor covered entertainment area and front verandah.* perfect future enhancement, maximizing the scope of the block. * Stunning outlook encompassing the water views. * Scope for further enhancement, possible strata subdivision, dual occupancy (S.T.C.A)* Flexible floor plan with a selection of living options, both formal and casual areas* Enviably location and position, with 695 sqm land, 15.24m frontage encompassing a wide drive way to a 2 car garage + carport, work shop and off street parking for more* Expansive sun bathed level lawns & gardens, internal laundry* Potential Extra living area or in-law accommodation with 2nd kitchen at the rear, separate laundry and separate bathroom.* Family friendly rear yard offering great privacy and family enjoyment for all* Offering great convenience within easy access to Abbotsford Rowing Club, Battersea Park, shopping villages, schools, transport and nearby foreshore* Approx. 8kms of the Sydney CBD Raine & Horne Five Dock | Drummoyne makes no statement, representation or warranty and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only for marketing purposes.