

20 Tyler Crescent, Abbotsford, NSW 2046

Sold House

Wednesday, 15 May 2024

20 Tyler Crescent, Abbotsford, NSW 2046

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 506 m2

Type: House



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\$3,550,000

Embrace the immense potential of this freestanding brick residence, which captures a sun drenched north to rear aspect from a level corner block. The property is only a stroll from city buses, while also within walking distance of Campbell Park, Abbotsford Public School, village shops, eateries, waterfront reserves and the RiverCat at Chiswick & Abbotsford Wharfs.- Scope for duplex development or dream family home (STCA)- Great opportunity to either personalize or completely update- Perfect for developers, renovators, families and investors- Current dwelling offers large lounge and separate dining room- Light filled sunroom overlooks spacious north facing backyard- Sizeable kitchen, two bedrooms plus lounge flexible as third- Family bathroom, original timber floorboards and storage- External single lock-up garage features access to side street- Moments to amenities including Wareemba & Abbotsford shops- Footsteps to waterfront parks, transport and local schoolsLand Size: 506 sqm (approx.)Council: \$570 p.q (approx.)Water: \$240 p.q (approx.)