

21/3 Abbotsford Cove Drive, Abbotsford, NSW 2046



Apartment For Sale

Friday, 5 April 2024

21/3 Abbotsford Cove Drive, Abbotsford, NSW 2046

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 105 m2

Type: Apartment



Mel Abboud

Tranquil Outlook,

An excellent opportunity exists to secure this Contemporary two-bedroom apartment in one of Sydney's most tightly held communities. Located on the first floor overlooking lush established gardens, this modern and stylish apartment is sure to impress. With generous living areas throughout standout features include: * Two spacious bedrooms both with built-ins.* Main bedroom with ensuite and study nook.* Free flowing lounge/dedicated dining, leading to a private easy to enjoy balcony.* Practical eat in kitchen with ample bench space and gas cooking.* Preferred Northerly aspect allows for ample light and airflow.* Ultra quiet security building with lift access.* Elevated first floor position with tranquil outlook.* Lift access to a security 2 car lock-up garage with storage. Resort style facilities include access to landscaped gardens, foreshore park to the water's edge, five pools, two tennis courts, sauna, gym, function room. A short stroll to city bus / ferry service's, all other amenities are nearby including cosmopolitan eateries, local village shops, quality schools, clubs, foreshore parklands and more. A must see property to fully appreciate the position, style, size and outlook being offered. Strata Levies: \$1,561.40.00 P/Q approximately Council Rates: \$332.00 P/Q approximately Water Rates: \$172.00 P/Q approximately Living Area: 105 SQM approximately Garage Area: 30 SQM approximately Total Area: 135 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 quoted are approximate.