

**23/3 Figtree Avenue, Abbotsford, NSW 2046**



**Apartment For Sale**

Friday, 3 May 2024

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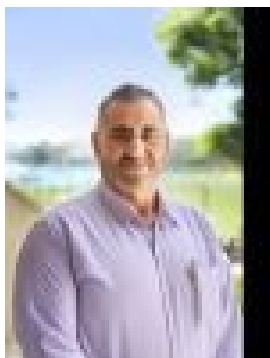
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 124 m2**

**Type: Apartment**



Mel Abboud

## Top Floor, Top Location.

Presented in excellent updated condition this must see property offers a solid opportunity for those seeking convenience without compromise. Tailor made for an easy care lifestyle and located within the much sought 'Abbotsford Cove,'

**STANDOUT FEATURES INCLUDE:**

- Preferred TOP FLOOR location.
- Three double bedrooms, all with built-ins, the main with ensuite.
- Functional floor plan, spacious interiors and tall ceilings.
- Free flowing lounge with separate dedicated dining area.
- Generous easy to enjoy balcony.
- Additional Juliet balcony off the main bedroom.
- Overlooking lush established gardens and tree tops.
- Practical kitchen with ample bench space.
- Modern bathroom's, main with bathtub.
- Quality fixtures and fittings throughout.
- Scope to further improve.
- Windows to 2 sides allow for ample natural light and airflow.
- Internal lift access to a security two car (Side by Side) lock up garage.

Resort style facilities are included with ownership and offer 5 swimming pools, 2 full-size tennis courts, gym, clubhouse and foreshore park. Located only minutes' walk to the water's edge, foreshore parks, on site and local cafés, restaurant's, clubs, quality schools and city transport via the Rivercat ferry or City Bus .Strata Levies: \$1,500.00 per quarter approximately. Council Rates: \$332.00 per quarter approximately. Water Rates: \$171.04 per quarter approximately..Total Area: 158sqm approximately. .Unit Area: 124sqm approximately. .Garage Area: 34sqm approximately. .The information and figures contained above are subject to change without notice & no warranty is given to their accuracy. Prospective buyers should rely on their own enquiries. Every care & precaution has been taken to establish the accuracy of the information provided. However, this information 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 measurements are approximate.