

**28A Curtin Avenue, Abbotsford, NSW 2046**

**Horwood Nolan.**

**Duplex/Semi-detached For Sale**

Saturday, 3 February 2024

28A Curtin Avenue, Abbotsford, NSW 2046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 258 m2**

**Type:**

**Duplex/Semi-detached**



Jacob Saleh

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## Auction

Defined by a contemporary design featuring sophisticated finishes throughout, this impeccable residence presents as an inviting sanctuary for family life over two levels. Interiors deliver an idyllic balance of scale, architectural beauty and functionality, with open plan proportions to the living areas, a home study/workspace in addition to the three bedrooms, beautiful modern bathrooms and superb flow to a rear north terrace and landscaped courtyard garden. At the heart of the home is a stunning island kitchen featuring ILVE appliances, while floor-to-ceiling windows and a central atrium combine to maximise space and natural light. Complete with internal access to a lock-up garage plus driveway parking, the home is further enhanced by a premium location within minutes of scenic waterfront parklands, Abbotsford Public School and ferry wharf, buses, local shops and cafes, Wareemba village and the heart of Five Dock. Extensive glass and polished concrete floors

Flowing living, dining and gourmet kitchen  
Master walk-in robe, ensuite and balcony  
Built-ins to other bedrooms, a fitted study  
Sleek full bathroom + guest powder room  
North garden with an undercover terrace  
Lock-up garage and room for a second car  
Ample storage, video intercom, ducted air