

**3/168-172 Hampden Road, Abbotsford, NSW 2046**



**Apartment For Sale**

Tuesday, 13 February 2024

3/168-172 Hampden Road, Abbotsford, NSW 2046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 107 m2**

**Type: Apartment**



Faye Yammine  
0405184483



Joe Kanaan  
0415209688

## **Forthcoming Auction**

Enviably positioned just a short stroll from the water's edge, this second floor apartment promises exceptional presentation, space & privacy. It's conveniently located an easy walk to local amenities, cafés, parks and Wareemba village shops, with bus services right at the doorstep.- Generous open plan lounge & dining room with outdoor flow- Two balconies for open air meals, enjoying leafy outlooks- Spacious recently renovated kitchen with ample storage- Two generous sized bedrooms appointed with built-in robes- Beautifully presented bathroom with separate bath and shower- Security intercom, internal laundry, A/C and security parking- Walking distance to waterfront parkland & Abbotsford ferry wharf- Short walk to Campbell Park, local schools and restaurants- Minutes to Five Dock's future metro & Burwood Westfield- Perfect for first homebuyers, downsizers and investors alikeInternal inc. balconies: 93 sqm (approx.)Parking: 14 sqm (approx.)Total: 107 sqm (approx.)Water: \$172.00 p.q (approx.)Council: \$332.00 p.q (approx.)Strata: \$887.50 p.q (approx.)