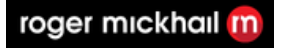


**3/8 Marmion Road, Abbotsford, NSW 2046**



**Apartment For Sale**

Tuesday, 4 June 2024

3/8 Marmion Road, Abbotsford, NSW 2046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 117 m2**

**Type: Apartment**



John Lagounaris

## Contact Agent

Perfectly positioned for quiet enjoyment and lifestyle convenience, this newly-refreshed boutique apartment offers spacious indoor/outdoor living with sparkling water views and room to further update. Set at the rear of a boutique block of 9 units, the elevated ground floor apartment enjoys the ideal Northerly aspect capturing daylong sunshine and picturesque Parramatta River vistas from living and bedrooms. At the northern tip of the Abbotsford peninsula, this pretty street of character homes is footsteps to waterfront parkland, local shops, eateries, City buses and the ferry wharf. Known for its community vibe and walkability, Abbotsford village offers every amenity for daily life, with renowned cafes, food shops, restaurants and popular Public School, while providing easy access to Drummoyne, Five Dock and Burwood town centre. A rare entry-level opportunity in this tightly-held pocket, this over-sized apartment is ready to move in or rent out with potential to renovate to suit your style and add value in this premium peninsula position. + Corniced ceilings, parquet floors & fresh paint throughout+ Spacious living/dining flows to sundrenched North-facing balcony+ Separate kitchen with stainless steel appliances, study nook + 2 double bedrooms with built-ins, fully-tiled bathroom, laundry+ Recently refurbished block with new windows and security entry+ Just 3 apartments on this floor and only one common wall+ Lock-up garage under building, visitor parking, rear garden + Moments to local shops, cafes, eateries, City bus & waterfront+ Metres to F3 ferry wharf with services to Parramatta & the City+ Footsteps to rowing and sailing clubs and off leash dog park+ Abbotsford Public School & Concord High School catchment+ Mins to Sydney Olympic Park, golf courses & sports facilities+ Convenient to Westfield Burwood shopping & entertainment+ Easy access to M4 and West Connex to Inner West and M8