

# 449 Great North Road, Abbotsford, NSW 2046



## House For Sale

Thursday, 7 March 2024

449 Great North Road, Abbotsford, NSW 2046

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Chris Condos  
0297123511

## For Sale - \$1,980,000

A unique and versatile business & residential package in the popular Abbotsford waterside community. The property has been stylishly renovated and is presented in excellent condition and features a street front commercial space, an upstairs two-bedroom flat and a downstairs one-bedroom flat plus parking for two vehicles at the rear. Shop • Currently leased as a candle shop and suitable for a range of businesses

Two Bedroom Flat Upstairs • Totally Renovated, Main bedroom with ensuite and built in wardrobe • Second bedroom with built in wardrobe • Spacious kitchen with stainless steel appliances • Polished timber flooring throughout • Second bathroom with internal laundry • Balcony with District views • Secure parking with rear lane access

One Bedroom Flat Downstairs • Bedroom with built in wardrobe • Spacious lounge, timber flooring • Internal laundry

Scope to use as an investment, home business or home plus income. Conveniently located with Bus stop at your front door and only minutes' walk to the ferry wharf. Excellent investment opportunity not to be missed. Approximate Combined Annual Income - \$80,000.\* Please Note Virtual Furniture has been used in these images. \*

While we have strived to gather information from reliable third-party sources, we advise prospective purchasers to conduct their own investigations and inquiries to ensure accuracy. We disclaim liability for any errors, omissions, or inaccuracies in the provided information.