

# 46/12-16 Walton Crescent, Abbotsford, NSW 2046

## Apartment For Sale

Tuesday, 27 February 2024

46/12-16 Walton Crescent, Abbotsford, NSW 2046

**Bedrooms: 2**

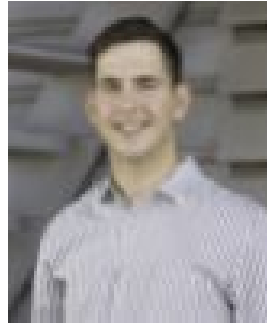
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Cameron Nicholls



Jack Jeffery

0416191010

## AUCTION || CAMERON NICHOLLS

**THE FACTS** Nestled on entry level of a well-maintained security block, this exceptional two-bedroom apartment offers versatility, making it perfect for investment, immediate enjoyment, or the opportunity to modernize to your personal taste. Boasting a prime position this property possesses vistas across Abbotsford Bay and Hunters Hill and through to the North Sydney and CBD skylines. **FEATURES** Step into spacious and light-filled interiors that create an inviting atmosphere throughout the residence. The oversized living area and two generously sized bedrooms offer not only comfort but also boast breathtaking views of the serene waters, providing a picturesque backdrop to your everyday life. Embrace the outdoor lifestyle on the wide alfresco balcony, perfect for entertaining or simply unwinding while soaking in the mesmerising surroundings. To top it off, the property's desirable North-East aspect ensures natural light fills every corner, providing an ambiance of warmth and positivity. **THE LOCATION** Enjoy the quintessential lifestyle at 46/12-16 Walton Crescent, with easy access to shops, cafes, a gym, local schools, and efficient bus routes to Sydney CBD. The premier North-East aspect ensures an inviting and spacious living environment, capturing the essence of stylish, community-oriented living. **THE KICKER** The enchanting water views elevate its appeal, offering an ideal choice for those in search of luxury and sophistication. Residents enjoy access to pool, landscaped lawn and jetty. Rates and Fees: Council - \$330 Water - \$172 Strata - \$1,572