

**5 Glen Ormond Avenue, Abbotsford, NSW 2046**



**Sold House**

Monday, 4 March 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 398 m2**

**Type: House**



Adam Scappatura  
0297121188



Frank Settineri  
0297121188

## Contact agent

Nestled in a premier location, this renovated full brick double-fronted home boasts charm and comfort on a level 398.4 sqm approx. parcel of land. Situated in a sought-after locale, this property offers an exceptional opportunity for various endeavors, whether it's moving in straight away, extending, adding a second storey, or crafting your dream home (STCA). A leisurely stroll leads you to the tranquil waters of Hen and Chicken Bay, where waterfront reserves beckon alongside convenient access to City and Suburban buses, and the Rivercat, adding significant value to the area. Enjoy the vibrant lifestyle offerings of this popular suburb, with local amenities within easy reach. The current layout of the home encompasses 2 bedrooms plus a study or potential 3rd bedroom, separate lounge and dining areas, a luxurious kitchen, two renovated bathrooms, a sun/utility room, and an internal laundry. Additional features include a side driveway leading to your lock-up garage, a pergola, and a sun-drenched rear yard, completing the picturesque setting. Highly reputable local schools, waterfront parklands, sporting facilities, charming cafes, restaurants, gyms, medical centers, childcare facilities, and the nearby Barnwell Park Golf Course further enrich the appeal of this location. Don't miss out on this exceptional opportunity to secure a prized location. Act fast – this gem won't last long!

**Key Features:-** Charming 2-3 bedroom Californian Bungalow nestled in a quiet, leafy street- Generous level 398.4 sqm block approx. in close proximity to the water's edge- Abundant potential, offering scope for updating or crafting a new residence (STCA)- Spacious separate lounge and dining areas, gas kitchen, tidy baths- Just a short stroll to local schools, transportation, and waterfront parklands

**\*\*All information in this document has been gathered from various third-party sources we believe to be reliable; however, we cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers are advised to carry out their own investigations and rely on their own inquiries.**