

8/3 Abbotsford Cove Drive, Abbotsford, NSW 2046



Apartment For Sale

Thursday, 22 February 2024

8/3 Abbotsford Cove Drive, Abbotsford, NSW 2046

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 169 m2

Type: Apartment



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Privacy, Security & Convenience

Perfectly designed for relaxed indoor / outdoor living and set amongst established gardens, this peacefully placed apartment offers the best of resort-style waterfront living within the award winning and established community of Abbotsford Cove. Beautifully proportioned complementing the modern and extra spacious design, the features are many and include: * Three bedrooms all with built-ins. * Oversized main bedroom with ensuite. * Free flowing lounge / dedicated dining lead to a private easy to enjoy balcony. * Practical eat in kitchen with stone bench tops, ample bench space and gas cooking. * Two way access to main bathroom with corner spa bath. * Preferred North/East aspect and flow through design allows for ample light and airflow. * Ultra quiet security building with lift access. * Elevated first floor position with garden outlook. * Lift access to a security double side by side lock-up garage with storage. * Moments to city buses and a short stroll to Rivercat services. Residents will enjoy access to landscaped gardens, on-site foreshore park to the water's edge, five swimming pools, two tennis courts, clubhouse, gym, sauna and on-site café. All other amenities are nearby including local village shops, quality schools, restaurants, cafes, clubs, local parklands. Strata Levies: \$2,101.00 P/Q approximately Council Rates: \$332.00 P/Q approximately Water Rates: \$171.00 P/Q approximately Internal Area: 130 SQM approximately Garage Area: 39 SQM approximately Total Area: 169 SQM approximately. Every care & precaution has been taken to establish the accuracy of the information provided. However, this information provided does not constitute any representation by Abbotsford Cove Real Estate P/L, real estate agent or the vendors. Purchasers are advised to make their own enquiries as to the accuracy of the information provided. All figures quoted are approximate.