

**31 Walton Crescent, Abbotsford, NSW, 2046**



**Leased House**

Friday, 16 August 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## FRESHLY PAINTED & PROFESSIONALLY CLEANED | READY TO MOVE IN

Waterside Living | Available Now | 6 Months Lease

This home has rich character charm across a single level floorplan, on a commanding elevated corner position. It is situated on Abbotsford's finest tree-lined streets. Sitting on a large block, it's just a short walk to the water foreshore, shops, schools and all of the amenities Abbotsford has to offer.

- Abbotsford premier Blue Ribbon location
- Commanding corner block
- Maintained interiors with soaring ornate ceilings
- Formal lounge/family room that opens to enclosed veranda
- Spacious kitchen with island benchtop
- Three private bedrooms, third can be used as a library
- Master bedroom with ensuite and walk in wardrobe
- Main bathroom with separate shower and bath tub
- Covered outdoor dining area at rear with leafy outlook
- Backyard and easy-care gardens basking in all day sunshine
- External laundry, workshop and ample storage
- Walk to Abbotsford wharf and waterfront parks
- Footsteps to Great North Road cafes, shops & restaurants
- Close proximity to schooling and transport options