

**7/324 Great North Road, Abbotsford, NSW, 2046**

**Townhouse For Sale**

Tuesday, 6 August 2024

York

7/324 Great North Road, Abbotsford, NSW, 2046

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Raphael Pulera

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## **Tastefully renovated townhouse within cosmopolitan community**

Quietly tucked away to the rear of a well-maintained boutique complex of eight, this tastefully renovated double brick townhouse ensures an idyllic inner-west lifestyle within a cosmopolitan village community. Cleverly designed to maximise space and natural light, it features beautifully appointed interiors enhanced by a fresh neutral palette offering a sense of calm and well-being.

There is a sleek stone kitchen equipped with quality stainless steel gas appliances, while striking open plan living and dining areas spill out to a north/west facing alfresco entertaining area and a sun washed wraparound level yard. The upper level comprises two well-sized bedrooms, both of which are appointed with built-in wardrobes and enjoy access to their own sunlit balconies. Both bathrooms are fully-tiled including the main with a corner spa bath, while additional features include an internal laundry, split-cycle air conditioning, security intercom and internal access to a double remote garage with storage.

It boasts an unbeatable position within metres of village shops and public transport, while a stroll to schools, parks and minutes to buzzing village cafés and popular dining precinct.

- Beautifully appointed for modern living and bathed in natural light
- Stunning open living/dining area with engineered parquet flooring
- Sun washed alfresco entertaining, wraparound child-friendly backyard
- Streamlined stone kitchen, s/steel gas appliances and dishwasher
- Oversized bedrooms appointed with mirrored built-in robes
- Both bedrooms access private sunny balconies with leafy outlooks
- Fully tiled bathrooms, full-sized main bathroom with corner spa bath
- Split-cycle air conditioning in living area, internal laundry, intercom
- Convenient internal access to double remote garage with storage
- Metres to local shops and public transport, walk to schools, parks
- Minutes to cosmopolitan village cafés and popular dining precinct

Specifics in approximate

- Council rates - \$332 pq
- Strata - \$1896 pq
- Water - \$184 pq