

**7/24-28 Abermain Street, Abermain, NSW 2326**

**STERNBECKS**  
EST. 1954 HUNTER VALLEY

**Unit For Sale**

Tuesday, 25 June 2024

7/24-28 Abermain Street, Abermain, NSW 2326

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Cleaves  
0249907000

**\$450,000**

Welcome to this charming 2-bedroom villa, an ideal choice for downsizers or investors looking for a quality home in a prestigious development. Currently leased at \$380 per week, this villa offers both comfort and convenience. The villa boasts two generous bedrooms, each featuring built-in wardrobes that provide ample storage space. The well-appointed kitchen is designed with functionality in mind, offering plenty of cupboard space for all your culinary needs. The spacious open-plan living and dining area is perfect for both relaxing and entertaining, with a glass sliding door that opens to a private courtyard, creating an inviting indoor-outdoor flow. The property includes a large family bathroom and two conveniently located toilets, enhancing everyday practicality. The lock-up garage with internal access ensures secure and easy entry. Financially, the villa is manageable with council rates at \$314 per quarter and strata fees at \$922 per quarter. This property represents a fantastic opportunity for a savvy buyer. Don't miss out on making this delightful villa your own! Property Code: 2921