



7/174 Hampden Road Abbotsford, NSW



## GREAT LOCATION NEAR A MULTITUDE OF ATTRACTIONS

Peacefully tucked in to the side of a well-maintained security complex, this beautifully re-imagined first floor apartment boasts exceptional features and offers an exciting opportunity to secure a bayside address in a vibrant highly sought-after pocket within an easy stroll to a multitude of attractions.

- Freshly-minted brick interiors, air con, two balconies
- Stainless steel stone bench kitchen
- Spacious lounge and dining
- Mirrored built-ins in both bedrooms, sleek full frameless shower bathroom
- LUG plus security car space, large common title lawn, ideal for toddlers
- Handy to Abbotsford Primary school, shops, cafes, Five Dock light rail
- Versatile appeal to investors seeking a great return and first time buyers

**Price:** Sold - Contact Agent  
**Council Rates:** \$301.00 p/q  
**Water Rates:** \$160.18 p/q  
**Strata Rates:** \$1,031.26 p/q



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STONE



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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