

14/1 Harbourview Crescent, Abbotsford, NSW, 2046



Apartment For Sale

Tuesday, 29 October 2024

14/1 Harbourview Crescent, Abbotsford, NSW, 2046

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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Waterviews + Perfect Blend of Lifestyle Living

Set against a tranquil harbourside backdrop this spacious apartment in original condition makes an instant impact with its exceptional house size proportions,

quality design and whisper-quiet setting.

This hard-to-find property with a must see 161sqm of internal and outdoor covered balcony area offering space, style and convenience.

FEATURES INCLUDE:

Massive 161sqm of living area + 32sqm side by side double garage.

Three double bedrooms all with built-in's.

Master suite with double robes and ensuite.

Open plan with a flow through design.

Separate lounge and a dedicated dining area.

Preferred Northerly Aspect

In original condition offers scope to modernise and make your own.

Elevated third floor position offers excellent privacy.

Galley kitchen with sunny breakfast area.

Large covered entertainer's terrace with water views

Lift access to a security, two car side by side lock-up garage.

Ultra quiet security building moments to the waters' edge.

Award winning complex offers resort facilities include pools, tennis courts, clubhouse, gym and sauna.

Just moments to city buses and a short stroll to Rivercat services.

All other amenities are nearby including local village shops, quality schools, restaurants, cafés, clubs, foreshore parks and walkways.

Total Unit Area: 193 SQM Approximately.

Internal + Balcony 161 SQM Approximately.

Internal: 146 SQM Approximately.

Balcony Area 15 SQM Approximately.

Garage Area 32 SQM Approximately.

Strata Levies: \$2446.03 per quarter approximately

Council: \$295.00 per quarter approximately

Water Rates: \$172.00 per quarter approximately

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