

**3/30 Fitzroy St, Abbotsford, NSW 2046**

**Sold - 4/06/2019**

Unit 2  1  1 



## Low Strata Fees & Great Views

Enjoy a tranquil setting and the conveniences that are highly sort from this lovely apartment. In a whisper quiet location, you enter this ground floor unit and notice the meticulously maintained security complex. Inside the living and dining areas lead to a very large north facing balcony that captures cool breezes, views of the Parramatta River and surrounding gardens. There are two bedrooms, both with built ins, a full bathroom with soaking tub and a single lock up garage. Low strata fees and the excellent location is matched by the opportunity to make additional improvements to further personalise. Level walking distance to local schools, village shops and cafes, city transport, the River Cat, Sydney Rowing Club, beautiful waterfront parks and the popular Abbotsford bay walk.

### Open for Inspection

By Appointment.

- Elevated ground floor unit at the rear in a meticulously maintained security complex with low strata fees
- Sunny North aspect from balcony, leafy outlook and views of the Parramatta River
- Kitchen flows to open living areas, internal laundry and lock up garage
- Two bedrooms, both with built in wardrobes and full bathroom
- Close to cafes, restaurants, village shops and the popular bay walk of Abbotsford
- Walking distance to local schools, city transport, River Cat Ferry Service and Sydney Rowing Club

Outgoings per quarter (approx.)

Strata - \$465.00

Council - \$276.00

Water - \$172.00

### Listed By

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