






10/60-66 St Albans Street, Abbotsford

## Tranquil Waterside Lifestyle with Views, 108sqm

Experience the convenient and vibrant Abbotsford lifestyle in a peaceful and leafy location, just metres to the water's edge! Perfectly placed on the second floor of this immaculately maintained full brick security building, this spacious apartment promises a stylish and effortless lifestyle with freshly presented light filled interiors, water views and leafy garden surrounds. Within walking distance to Abbotsford's ferry wharf, waterfront parks, village cafes / shops and transport to the city, this is an ideal first home, investment or downsize opportunity.

- Boutique well-maintained full brick complex of 21
- Two bedrooms with water views, one with built-in robe
- Spacious open plan living and dining area flows to generous balcony
- Separate kitchen with dishwasher, ample storage
- Full size bathroom plus separate internal laundry
- Freshly painted with abundance of natural light
- Secure basement car space, total area 108sqm approx.
- Scope for further enhancement to increase value
- Moments to ferry / buses, shops, Abbotsford Rowing
- Stroll to foreshore walks around Hen and Chicken Bay

2  1  1 

### FOR SALE

FOR SALE | \$1,050,000 - \$1,150,000

### VIEW

Sat 20th Jun @ 11:00AM - 11:30AM

### AGENTS

Tom Xenakis  
0419 353 353  
tom@ljhstrathfield.com.au

Muhammad Sarmini  
0403 750 917  
muhammad@ljhbl.com.au

### AGENCY

LJ Hooker Belmore  
(02) 9750 9244

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Strata Levies: \$1,196.70 per quarter approx.  
Council Rates: \$380.00 per quarter approx.  
Water Rates: \$214.00 per quarter approx.

Address: 10/60-66 St Albans Street, Abbotsford  
For Sale: \$1,050,000 - \$1,150,000  
Inspect: As advertised or by appointment  
Contact: Tom Xenakis 0419 353 353 or Muhammad Sarmini 0403 750 917

## MORE DETAILS

Property ID	9GSHRQ
Property Type	Apartment
House Size	108 m2
Including	Balcony Dishwasher Built-in-Robes Secure Parking

### Tom Xenakis 0419 353 353

Director | Auctioneer | [tom@ljhstrathfield.com.au](mailto:tom@ljhstrathfield.com.au)

### Muhammad Sarmini 0403 750 917

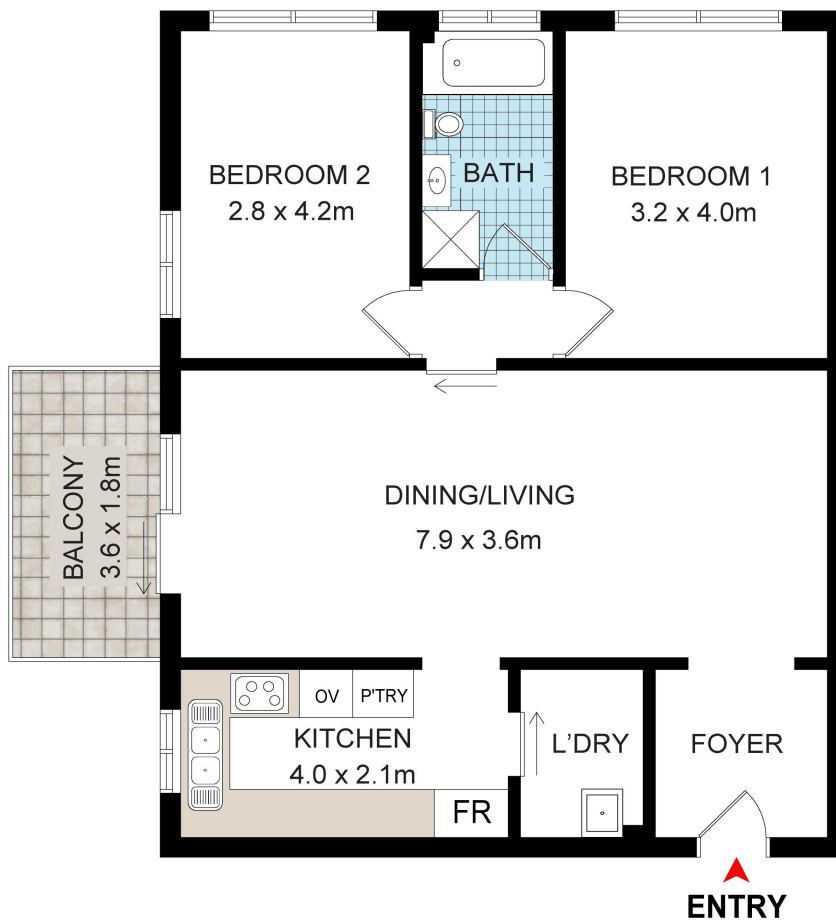
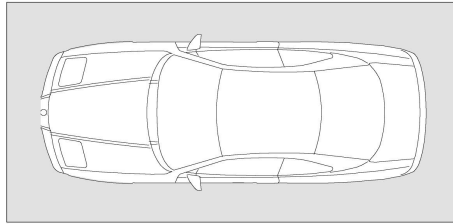
Director | Selling Licensee-in-Charge | [muhammad@ljhbl.com.au](mailto:muhammad@ljhbl.com.au)

### LJ Hooker Belmore (02) 9750 9244

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## SECURE CARSPACE



10/60-66 ST ALBANS ST,  
ABBOTSFORD

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