



25 Abbotsford Road, Abbotsford

Space & Opportunity in the Heart of Abbotsford

If you've been searching for your first home or a property with genuine potential to add value, this is one you won't want to miss. Positioned on a generous 650sqm level section, this classic three-bedroom home offers the perfect combination of livability and future upside. The layout is both practical and family-friendly, with a well-proportioned floor plan and the open-plan kitchen and dining area connects seamlessly through to a comfortable living room with adjoining deck.

Three genuine bedrooms provide flexibility for families or flatmates, while the bathroom and laundry spaces are functional as they are, with scope to modernise and add value over time. Step outside and the opportunity continues - the flat, usable section is a standout feature offering plenty of room for children and future landscaping projects. A standalone garage and off-street parking complete the picture.

Located in ever-popular Abbotsford, you're within easy reach of local schools, shops, and transport links. Move in and enjoy today, enhance tomorrow, and reap the rewards - this is affordable buying with upside!

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FOR SALE
Enquiries Over \$499,000

VIEW
By Appointment

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

MORE DETAILS

Property ID 3R2UGDS
Property Type House
Land Area 650 m2
Including Dishwasher
Fully Fenced
Licensed Real Estate Agents (REAA2008)

Jason Hynes 021 225 5527

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