



Sold by Sam Varrica 0430 506 002 & Sakinah Ashan 0404 222 005

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13 Gartfern Avenue, Wareemba

Auctioned

Nestled in one of Wareemba’s most serene and sought-after streets, this delightful double brick family home offers timeless character, modern comforts, and unbeatable convenience – the perfect combination for relaxed family living.

Potential for water views from a second level extension (STCA), enjoy as is or knock down and build the options are yours.Situated in a wide, quiet cul-de-sac, this solid residence is surrounded by leafy charm and positioned just moments from village conveniences, local schools, and city transport.

Property Highlights:

- Three generously sized bedrooms with classic appeal
- Warm timber floorboards flowing throughout
- Updated, neat & tidy bathroom + second WC for added convenience
- Character-filled living and dining spaces with natural light
- Functional gas kitchen with ample storage

Property ID:	L35671564
Property Type:	House
Garages:	2
Land Area:	379.4 sqm

Sam Varrica
0430506002
sam.varrica@fivedock.rh.com.au

- Private, sun-drenched gardens ideal for entertaining or play
- Wide driveway access to a lock-up garage + extra off-street parking
- Beautifully maintained throughout – move-in ready!

Enjoy the lifestyle of convenience of Wareembas shops & cafes, with just a short stroll to Abbotsford Village shops, cafes, a supermarket, and Abbotsford & All Hallows Public Schools. Five Dock Shops and future Metro station all in close proximity. With easy access to city buses and ferries, this home ticks all the boxes for growing families, downsizers, or savvy investors.

Peaceful Location. Character Charm. Everyday Convenience. Don't miss this rare opportunity to secure a quality home in a premium position.

Inspect today – it won't last long!

Raine & Horne Five Dock

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