

Sold by Sam Coggnetta 0417 273 377



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## 2/130-132 Hampden Road, Abbotsford

### Auctioned

Pristinely positioned in the heart of a boutique-style development of just eight, this over-sized Townhouse offers amazing potential for low-maintenance contemporary living at its best... This well-maintained Complex with leafy surrounds is tightly held and a great alternative to a house with easy living; this property is both light-filled, well-appointed and only a stroll to both Wareemba and Abbotsford Shopping Villages...

The entry level boasts a generous open plan lounge and dining, splaying out to a private garden courtyard that is ideal for entertaining or a kids play area!

The kitchen is central, versatile and overlooking the rear courtyard. There is also a separate internal laundry and guest powder room.

The upper level offers an additional living/ family area, two spacious bedrooms including Master with en-suite and a very generous full main bathroom!

Complete with a large secure lock up garage, this property will certainly tick all the boxes for those seeking a house like experience... It is an easy stroll to waterfront parks, walkways and the Abbotsford and Chiswick River-cat with the city bus at your door... Simply a wonderful lifestyle choice, for those seeking that refined little bit more!

Property ID:	L37639282
Property Type:	Townhouse
Building / Floor Area:	146
Garages:	1

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Further benefits include:

- Boutique Complex of only 8 quality Townhouses
- Master bedroom with ensuite, built-ins to both bedrooms
- Over-sized open plan living and separate dining areas, Upstairs Living/ Family area
- Neat and tidy functional kitchen with gas cooktop, gas outlets
- Full main bathroom with bathtub, guest w/c and internal laundry
- Private north-east grassed courtyard
- Close access to remote secure basement with lock up garage

Steps to Cafes/ Restaurants, Waterfront Parks & Bays

Walk to Wareemba and Abbotsford Shopping Village & Transport

Minutes to the Bay Run

This is a rare opportunity to secure a modern, spacious townhouse in a tightly held, sought-after location.

Inspect now and experience relaxed, elegant living in the heart of Abbotsford!

Raine & Horne Five Dock

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