



Sold by Sam Varrica 0430 506 002



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3 Henry Lawson Avenue, Abbotsford

Sold Prior To Auction

Boasting a seamless fusion of classic Californian Bungalow charm and high-end modern living, this immaculate family home offers a private sanctuary in one of Abbotsford’s most desirable streets. Positioned just metres from the vibrant cafes and boutique conveniences of Wareemba and Abbotsford Village, and Hen & Chicken Bay foreshore, every detail of this residence is crafted for effortless lifestyle living.

Behind its timeless brick & tiled façade, you’ll find an inviting layout where natural light, space, and style come together beautifully. The heart of the home is a luxury gas kitchen and sun-soaked open-plan living area, vaulted ceiling, connected via bi-fold doors to a tranquil alfresco deck and lush backyard oasis.

The home’s interiors are a celebration of timeless architectural detail, seamlessly paired with modern sophistication. Gorgeous Architectural Character Touches, Leadlight windows and doors, original skirting boards, and moulded architraves enrich the interior with authentic period charm.

Key Features:

- Elegant façade with original brick & tiling and timeless street appeal

Property ID:	L35043502
Property Type:	House
Garages:	1

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- Light-filled interiors with as new engineered oak timber floors and ornate period details
- Open-plan living enhanced by the vaulted ceilings and separate dining, seamless outdoor flow
- Master Chef's kitchen with Classic stove, breakfast bar & quality finishes
- Pergola-covered entertainers' deck overlooking private, sun-drenched gardens
- Three generous bedrooms + additional attic storage space
- Two luxe bathrooms – main with spa bath and over-sized shower
- Ducted air conditioning, high ceilings, and beautiful natural light
- Just 100m to Abbotsford Public School, and close to Abbotsford Wharf, foreshore parks, and walking trails
- Easy stroll to Wareemba village cafés, shops, and city transport

Classic elegance. Modern indulgence. Village convenience. This is a rare opportunity to secure a family home that ticks every box in one of the Inner West's most sought-after enclaves.

Enquire now to book your private inspection with Sam Varrica @ Raine & Horne Five Dock

Drummoyne.