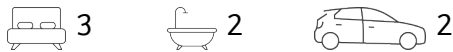




Sold by Sam Varrica 0430 506 002



1/11 Montrose Road, Abbotsford

Sold

A rare find in one of Abbotsford’s most coveted pockets, this impeccably renovated townhouse combines modern luxury with relaxed waterside living. Tucked within an exclusive boutique complex of just five, it radiates warmth, style, and sophistication-every detail crafted for comfort, light, and seamless indoor-outdoor flow.

Bathed in northern sun and transformed with premium finishes and smart-home enhancements, this stylish residence delivers a beautifully balanced lifestyle: private when you want retreat, open and inviting when it’s time to entertain. All just moments from bayside parks, cafés, the ferry, and the soon-to-arrive Five Dock Metro.

Highlights include:

- Sun-drenched open-plan living with soaring ceilings, crisp contemporary décor, and generous skylights
- Expansive private courtgarden-an idyllic setting for alfresco dining and effortless entertaining
- Bespoke designer kitchen featuring high-end appliances, sleek finishes, and a welcoming breakfast bar

Property ID:	L38551163
Property Type:	Townhouse
Building / Floor Area:	204
Garages:	2
Land Area:	691.88 sqm

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- Three light-filled upstairs bedrooms, each with built-in robes
- Luxe master suite boasting a thoughtfully designed ensuite and access to a private balcony
- Second bedroom also opens to its own balcony retreat
- Secure tandem garage with internal access and ample storage
- Smart-home automation, including integrated lighting control and smart toilet
- EV charger and automated irrigation for year-round garden ease
- Ideally located just 600m from Abbotsford Ferry Wharf and Abbotsford Public School
- Stroll to local shops, cafés, and tranquil bayside parks-with the future Five Dock Metro Station adding exceptional convenience

A home of rare quality, style, and position-crafted for those who want the best of modern living by the bay.

Internal Size: 163sqm

Garage: 41sqm

Total Size: 204sqm