



4/29 Walton Crescent Abbotsford, NSW

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## Sunny Northerly aspect with Water Views

Situated in the highly sought-after Abbotsford peninsula, this pristine 2-bedroom apartment is just a short stroll from the water's edge. Ready for immediate occupancy, the apartment boasts a modern, well-appointed kitchen, a spacious bathroom with a spa, internal laundry, and built-in wardrobes in both bedrooms. For comfort, there are ceiling fans and split-system air conditioning.

The bright and sunny living area, with a Northerly aspect, opens onto a large balcony with stunning bay views. Positioned on one of Abbotsford's most desirable streets, this property is close to all amenities, including public transport, parks, local shops, the ferry wharf, and the Bay.

- 2 large bedrooms both with built-in wardrobes, internal laundry
- Light filled Northerly aspect, sundrenched balcony with water views
- Well-appointed kitchen, large bathroom with spa, air conditioning
- Small, boutique low-maintenance block with a lock-up garage
- Located close to the Bay, parks, shops, cafes & public transport

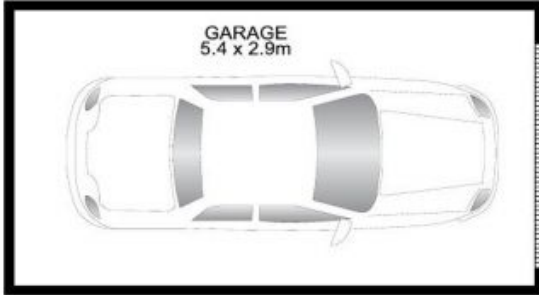
Move straight into this beautifully presented apartment and enjoy the lifestyle this prime location offers.

**Inspect:** Saturday, 6th July 2024 1:00 - 1:30  
**Auction:** 2024-07-27  
**Details:** 10:00:00

**Price:** Auction | Time Realty  
**Council Rates:** \$332.00 p/q  
**Water Rates:** \$172.00 p/q  
**Strata Rates:** \$1,125.00 p/q

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



4/29 Walton Cres  
ABBOTSFORD

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