



**47A Curtin Avenue ABBOTSFORD NSW**

3 2 2

A combination of space, light and positioning makes this ultra-modern residence a superb lifestyle choice for today's families. It's presented in as-new condition with sleek modern interiors and offers a luxurious low-maintenance home with generous proportions and great natural light throughout. Move in and enjoy this peaceful community setting located close to parks, foreshore walks and within strolling distance to Abbotsford village shops and public school.

**Land Size** : 250 sqm  
**View** : <https://www.prbrealestate.com.au/6620710>

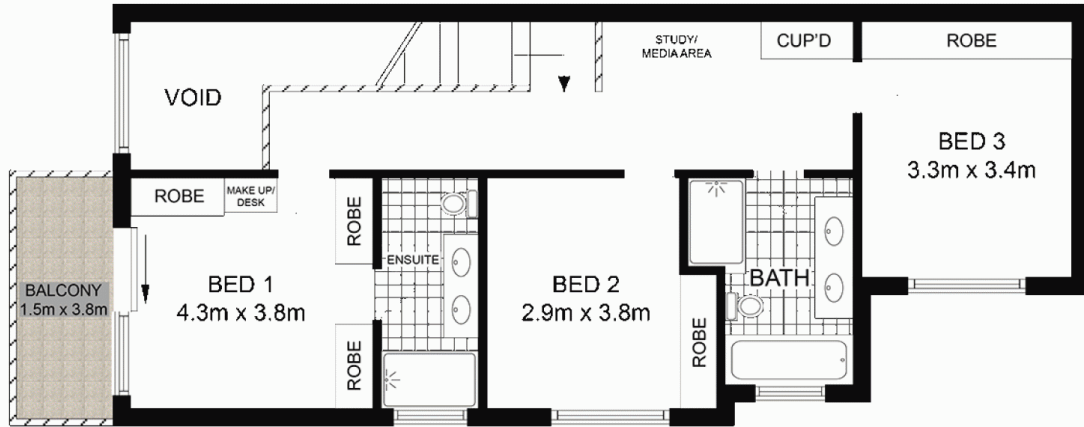
- \* Crisp and modern interiors featuring high-end inclusions
- \* Generous open plan design with bright living and dining areas
- \* An enclosed entertainment room with a bar fridge
- \* Large bi-fold doors open seamlessly to a private grassed garden
- \* Deluxe island kitchen with breakfast bar and quality gas



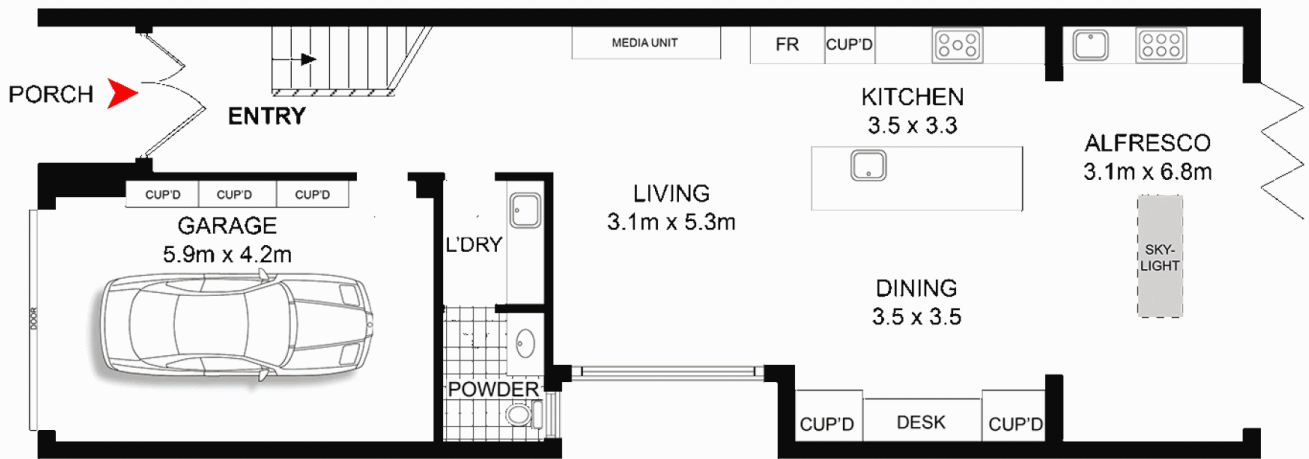
**Marcello Biviano**  
 02 9712 3938



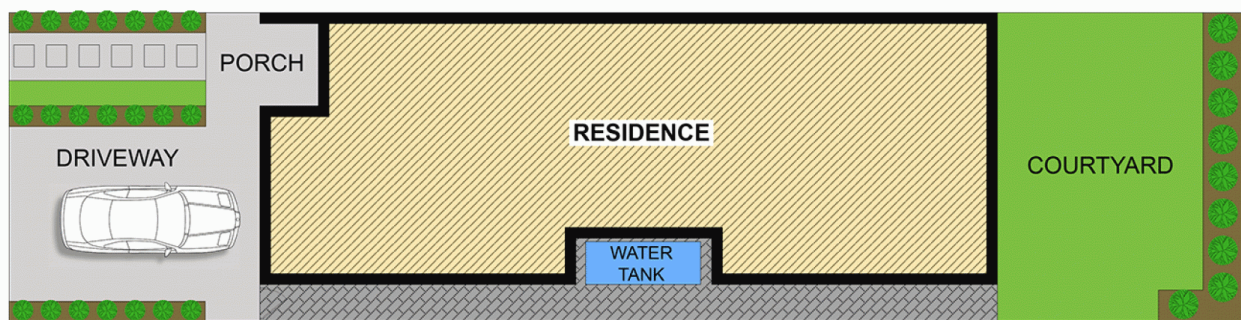
**Joe Rizzo**  
 02 9712 3938



FIRST FLOOR



GROUND FLOOR



SITE PLAN (not to scale)

**PRB**  
Real Estate



47A CURTIN AVENUE,  
ABBOTSFORD

DISCLAIMER: WE HAVE OBTAINED ALL INFORMATION IN THIS DOCUMENT FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE CANNOT GUARANTEE ITS ACCURACY. PROSPECTIVE PURCHASERS ARE ADVISED TO CARRY OUT THEIR OWN INVESTIGATIONS