



**8 Rowley Road RUSSELL LEA NSW**

3 2 1

Set over a spacious single level and overflowing with period character and charm, this beautifully maintained family home is perfectly liveable as-is, offering great bones for a stylish contemporary renovation. Desirably positioned on a generous, rear to north facing block, its sought-after setting is quiet, private and just minutes stroll to Abbotsford village shopping and dining.

- \* Generous lounge plus a spacious north facing sunroom
- \* Sunroom flows out to terrace/pergola entertaining area
- \* Level, child-friendly backyard with lush grassy lawns
- \* Huge dine-in family kitchen enhanced by modern updates

- \* Granite kitchen benchtops and quality electric appliances
- \* Oversized bedrooms, neat original full sized bathroom
- \* High ceilings, solid timber floorboards, leadlight windows
- \* Gas heating, garden storage shed/workshop, carport

**View :** <https://www.prbrealestate.com.au/973534>

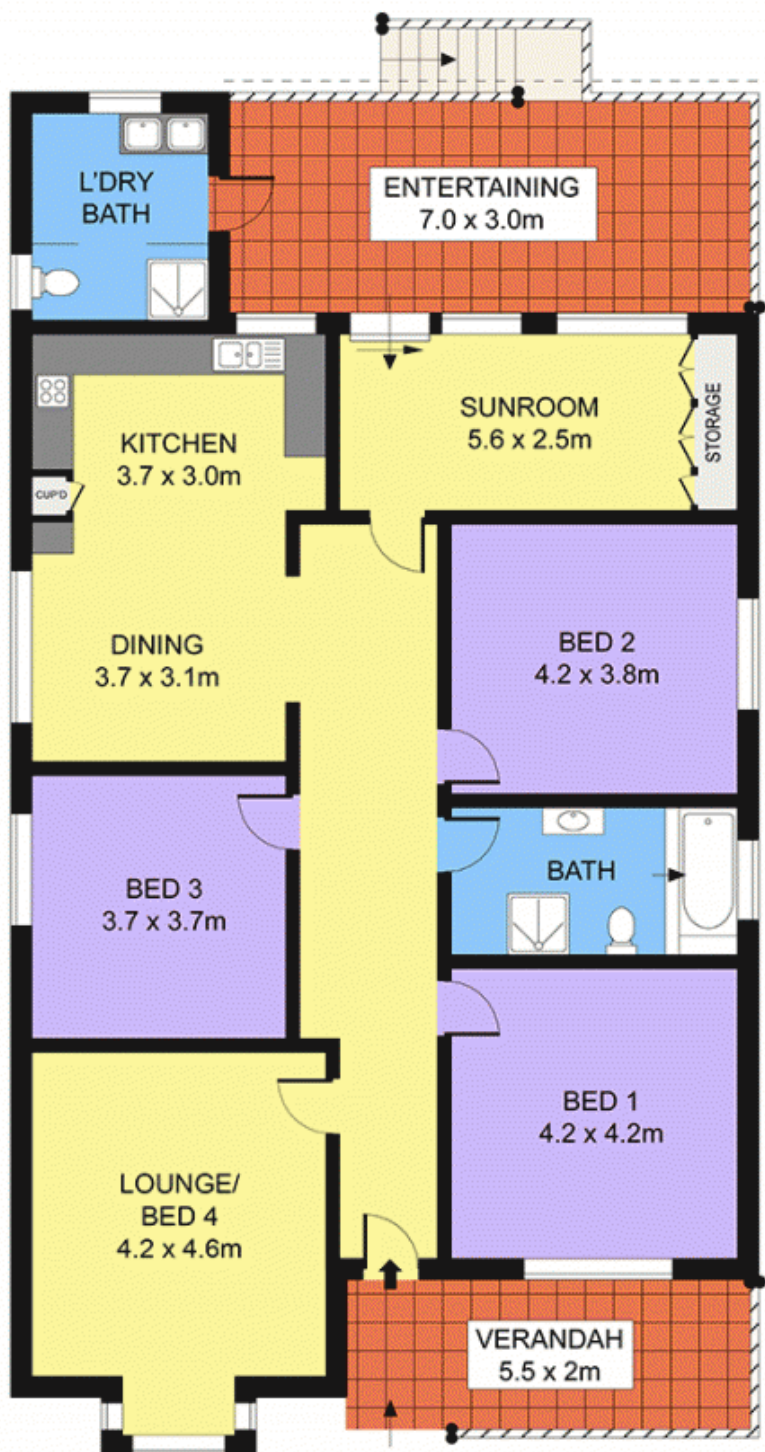


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**SITE PLAN**  
(NOT TO SCALE)



**8 ROWLEY ROAD, RUSSELL LEA** Floorplan by Only Real Estate Ph: 1300 760 390

DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.