



4 Marmion Road Abbotsford, NSW



Private family oasis enjoying tree-lined river views

Nestled amid lush green surrounds, this much loved Californian bungalow is a relaxing family hideaway in a prized riverside pocket. The wonderful sense of peace and privacy is accentuated by calm water views to the north. This is a rare family lifestyle opportunity within a short walk of the ferry wharf and rowing club, as well as scenic foreshore parklands and trails.

Price: \$3,605,000

Council Rates: \$286.00 p/q

Water Rates: \$604.00 p/q



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ENTRY LEVEL



LOWER LEVEL

All measurements are in meters. This plan is for reference only, and the dimensions are approximate. The information provided is sourced from what is believed to be reliable, but we do not take responsibility and disclaim all liability for any errors, inaccuracies, or misstatements. Interested parties should conduct their own inquiries.

