

# INFORMATION SHEET

## 34 ABINGDON ROAD, ROSEVILLE

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Land Size	872.6sqm
Internal Size	400sqm
Water Rates	\$389pq approximately
Council Rates	\$509pq
Gas Kitchen	Yes
Fireplace	Yes
Parking	Enclosed carport plus additional open parking space
Air Conditioning	Ducted air conditioning
Year Built	Originally built in 1955
Most Recent Renovation	Cosmetic updates such as painting, new lighting, front entrance & landscaping completed in 2024
Heritage Listed	No
Conservation Area	No
Sales Contract	Yes, see agent
Building & Pest Report	Yes, see agent
Rental Potential	\$1,700 - \$1,800 per week
Public School Catchment	Lindfield Learning Village (K-12) – 700m
Distance to	Roseville Station – 1.4km Lindfield Station & Village Green precinct – 1.5km Westfield Chatswood – 3.5km Sydney CBD – 14km

\*Approximate

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# McGrath