



FOR LEASE

MODERN DUPLEX HAVEN

Step into this impressive double-storey duplex that perfectly balances modern comfort with practical family living at 24 Laurel Street, Albion Park Rail. This thoughtfully designed 4-bedroom, 2-bathroom home offers the ideal blend of space, convenience and lifestyle in one of the Illawarra region's most sought-after family suburbs.

The heart of this home showcases a well-appointed kitchen complete with built-in appliances and dishwasher, flowing seamlessly into the comfortable lounge area. Four generously sized bedrooms feature built-in wardrobes for excellent storage, with the master bedroom boasting its own ensuite for added privacy and convenience. The second full bathroom services the remaining bedrooms and living areas with ease.

Climate control is effortless year-round with both air conditioning and gas heating systems ensuring optimal comfort in every season. High-speed broadband internet connectivity keeps you connected to work and entertainment, while the double-storey layout maximises both privacy and space utilisation.

- Secure remote garage with additional secure parking options
- Fully fenced property providing safety and privacy
- Outdoor entertainment area perfect for hosting gatherings
- Private courtyard offering a peaceful retreat space
- Water tank for eco-conscious living and reduced utility costs

The outdoor spaces truly shine with multiple entertainment areas designed for both intimate family moments and larger social gatherings. The fully fenced grounds provide excellent security and privacy, while the thoughtfully planned courtyard creates a serene outdoor sanctuary perfect for morning coffee or evening relaxation.

Albion Park Rail offers an exceptional lifestyle with the convenience of the historic railway station providing easy access to Wollongong just fifteen minutes away via freeway. The suburb sits beautifully along the shores of Lake Illawarra near Koona Bay, offering stunning natural scenery and recreational opportunities right on your doorstep.

Families will appreciate the local primary school accommodating students from Pre-School to Year 6, along with the vibrant community facilities including playing fields, community centre and

4 BED | 2 BATH | 1 CAR

PRICE:
\$850 per week

OPEN FOR INSPECTION:
N/A



Oliver Koltovski
0411417474
lnk@atrealty.com.au
www.atrealty.com.au