



# FOR SALE

## EXPERIENCE SERENITY IN THIS CHARMING 2 BEDROOM VILLA

Nestled in a serene and sought-after location, this property offers the perfect balance of modern living and tranquil surroundings.

Step inside and be welcomed by a spacious and light-filled living area, perfect for relaxing with your loved ones after a long day. The neutral color scheme and high-quality finishes throughout give this home a timeless and elegant feel.

The heart of this villa is the modern and well-equipped kitchen, complete with sleek cabinetry, and plenty of storage space. The open-plan design ensures that the chef of the house can easily engage in conversation with guests while preparing delicious meals. Whether you're hosting a dinner party or whipping up a quick breakfast, this kitchen will make cooking a joy.

This stunning villa boasts two generously sized bedrooms, providing ample space for you to unwind and rejuvenate. The master bedroom is a true oasis, featuring a large mirrored built-in wardrobe, and a peaceful ambiance. The second bedroom comes with its own mirrored built in, and is perfect for guests or could make an ideal home office for those working remotely. Both bedrooms are serviced by a modern and stylish bathroom, complete with a shower over bathtub, perfect for soaking away the stresses of the day.

The backyard is greeted by a tranquil and private oasis, perfect for enjoying your morning coffee or entertaining guests all year round. With plenty of space for outdoor furniture, you can create your own outdoor haven and soak up the sunshine while admiring the beautifully landscaped gardens.

A single carport so you will never have to worry about finding a park. Plus, this villa is not tenanted, so you can move in and make it your own immediately. Say goodbye to the endless inspections and bidding wars, and hello to your new home.

- \* Boutique complex of four
- \* Mitsubishi split system air conditioning
- \* Seperate toilet from the bathroom
- \* Both bedrooms come with mirrored built in robes

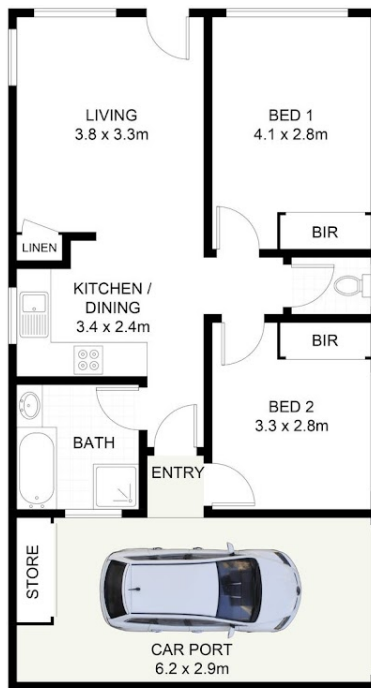
2 BED | 1 BATH | 1 CAR

PRICE:  
\$499,950

OPEN FOR INSPECTION:  
N/A



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7 Station Road, Albion Park Rail

Approximate Gross Internal Area = 141.3 sq m (Excluding Store / Enclosing Carport)  
Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.