



# FOR SALE

## CHARMING FAMILY HOME IN PRIME ORMISTON LOCATION

Welcome to 23 Albert St, a stunning family residence nestled in the heart of Ormiston, offering the perfect blend of comfort, style, and convenience. This beautifully maintained home is ready for you to move in and start creating lasting memories or to continue as a fantastic investment property.

This property is currently tenanted, providing a steady rental income. This makes it an excellent investment opportunity for those looking to expand their property portfolio with a home in a high-demand area.

### Key Features:

**4 Spacious Bedrooms:** Enjoy the luxury of space with four generously sized bedrooms, providing ample room for the whole family. Each room is designed to offer privacy and comfort, ensuring a peaceful retreat after a long day.

**2 Modern Bathrooms:** The property boasts two well-appointed bathrooms (one is ensuite), featuring contemporary fixtures and finishes, providing convenience and style for the entire family.

**3 Living Areas:** With three separate living areas, this home offers versatility and ample space for relaxation and entertainment. Whether you're hosting guests or enjoying a quiet evening with family, you'll find the perfect spot in one of these spacious living rooms.

**Gourmet Kitchen:** The heart of the home features a sleek kitchen with a striking glass splashback window, allowing natural light to flood the space. Equipped with modern appliances and plenty of storage, this kitchen is a chef's delight, perfect for preparing delicious meals.

**Double Lockup Garage:** Secure your vehicles and belongings in the double lockup garage, offering convenience and peace of mind.

**Prime Location:** Situated close to transport options, this property ensures easy commuting and access to all amenities. Ormiston College, one of the area's top educational institutions, is just a short distance away, making school runs a breeze. Additionally, you'll find a variety of shops at

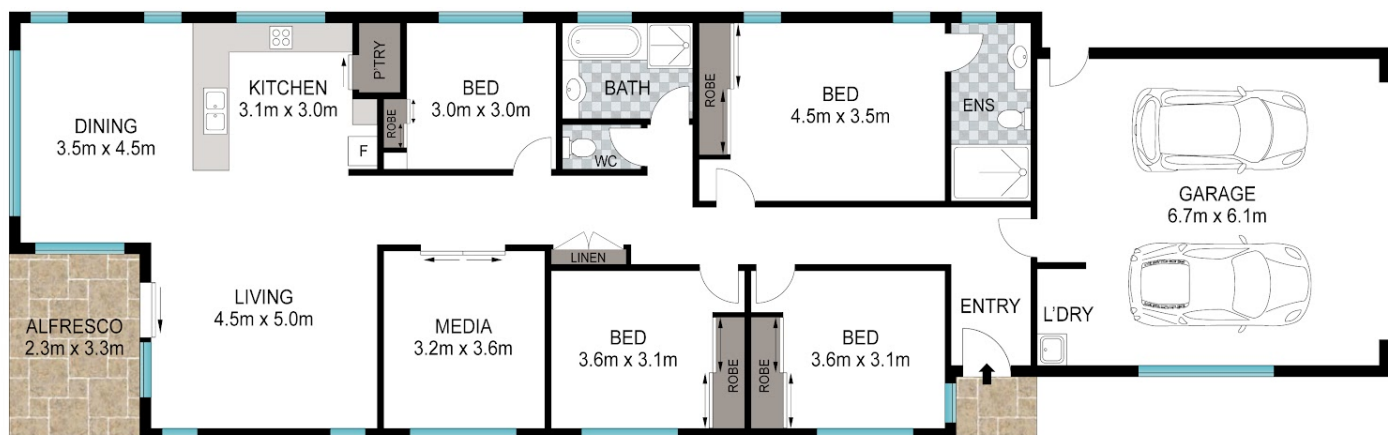
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
By Negotiation

**OPEN FOR INSPECTION:**  
N/A



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INT: 205 m<sup>2</sup>  
EXT: 10 m<sup>2</sup>



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.

23 Albert Street, Ormiston

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.