

FOR SALE

MODERN, EASY CARE LIVING WITH NO STRATA FEES

Nestled in the heart of Albion Park's tranquil residential landscape, this beautiful "Torrens Title" 3 bedroom villa offers the perfect blend of modern style and convenient living. This relaxing haven is just over four years young and presents an ideal opportunity for anyone seeking comfort, quality and a low maintenance lifestyle. Situated in a very convenient location where you can stroll to the local shops, club and primary school.

Step inside to discover a well designed open plan layout, featuring three generous bedrooms, including a master with ensuite, and built-in wardrobes throughout for optimal storage. The lounge area creates a welcoming heart of the home, while the stylish, well appointed kitchen comes complete with dishwasher and breakfast bar for effortless meal times. Both the main bathroom and ensuite are stunning with light up mirrors, double sinks and floor to ceiling tiles. The fenced outdoor courtyard area is a great spot to unwind and enjoy the Autumn sunshine. The remote garage offers secure parking and internal access, complemented by additional driveway space. Start savings with solar panels reducing energy costs, while broadband internet ensures you stay connected. Combined with ducted heating and cooling, this home offers valuable extra's for the savvy purchaser.

- Three spacious bedrooms, 2 with built-in robes and one with walk-in robe
- Main bedroom with gorgeous ensuite with double sinks & feature lighting
- Mountain aspect creating a serene daily backdrop with lovely sunsets
- Ducted heating & cooling for year round comfort plus solar power
- Secure entertainment area ideal for hosting or relaxing with a cuppa
- Remote garage with additional off street parking parking
- Compact, easy care outdoor area at the rear for a spot of gardening or fresh air
- No strata fees as this villa has the bonus of being "Torrens Title"

With Wollongong to the north and Shellharbour to the east, you're never far from additional shopping, beaches, dining and entertainment options.

Families will appreciate the excellent educational opportunities with several primary & high schools serving the area, including Albion Park Public School, St. Joseph's Catholic School, and Calderwood Christian School. The Illawarra Highway provides seamless connectivity, making commuting to surrounding areas effortless while keeping you close to the Princes Highway for

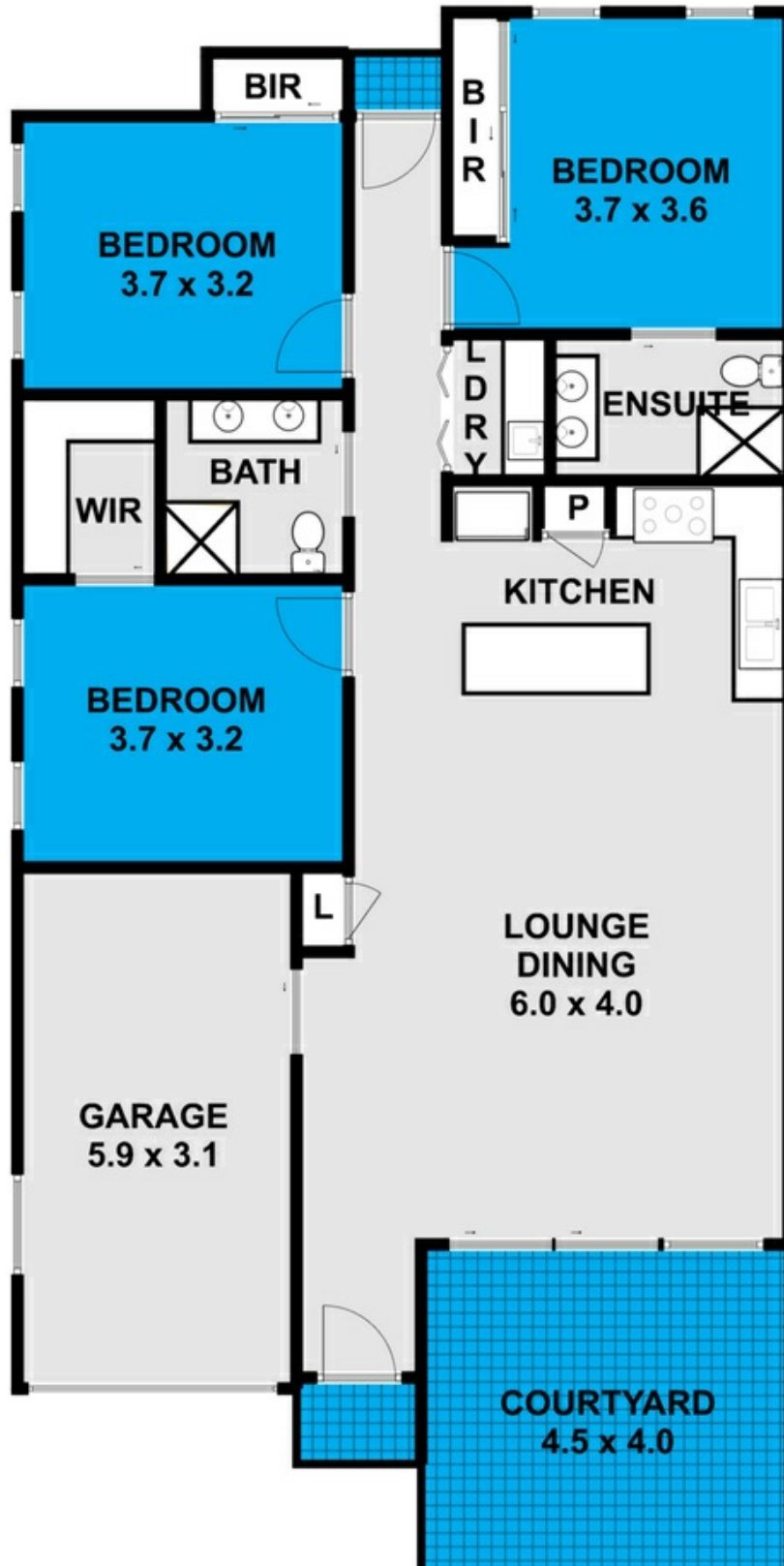
3 BED | 2 BATH | 1 CAR

PRICE:
Price Guide \$855,000

OPEN FOR INSPECTION:
N/A



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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.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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