



Albion Park, 32 Samuel Circuit

Another Property Sold by Craig Hyde of L j Hooker

Another property SOLD by Craig Hyde of L j Hooker Albion Park Rail

For Sale: Charming Family Home in Albion Park

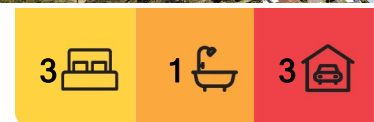
Welcome to 32 Samuel Circuit, Albion Park! This delightful 3-bedroom, 1-bathroom home is the perfect blend of comfort, style, and functionality, set on a generous 585.7 sqm block. With a price guide of \$859,000, this property is an incredible opportunity for families, first-time buyers, or investors looking for a well-appointed home in a sought-after location.

Property Highlights:

- Spacious Living: Enjoy the oversized living area, perfect for family gatherings or entertaining friends. The separate dining room adds to the spacious feel, making it easy to host dinner parties or casual meals.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$859,000

View
ljhooker.com.au/MRJG55

Contact
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LJ Hooker Albion Park Rail
(02) 4256 3344

- **Comfort Year-Round:** Stay comfortable all year round with reverse cycle air conditioning, gas heating, and ceiling fans throughout the home. The property also features security shutters for added peace of mind.
- **Chef's Delight:** The well-equipped kitchen boasts a gas cooktop, electric oven with exhaust fan and a dishwasher, making meal preparation a breeze.
- **Outdoor Oasis:** Step outside to your private outdoor entertaining area, fully fenced backyard with raised garden beds, a garden shed, and a utility/timber shed. This space is perfect for weekend barbecues, children's play, or simply unwinding after a long day.
- **Eco-Friendly Features:** This home is equipped with solar panels, a water tank, and ceiling insulation, ensuring energy efficiency and lower utility bills.
- **Convenient Parking:** With a carport and off-street parking for up to 4 cars, you'll never have to worry about parking space again.
- **Pet-Friendly:** Your furry friends are welcome in this pet-friendly home, providing a safe and secure environment for them to roam.

Location Benefits:

Situated on the level block and north-facing, this property enjoys abundant natural light and a welcoming atmosphere. The location offers easy access to local amenities, schools, parks, and transport, making it an ideal choice for families and professionals alike.

Don't miss out on this fantastic opportunity to own a beautiful home in Albion Park. Schedule a viewing today and experience the charm and comfort of 32 Samuel Circuit for yourself!

For more information or to arrange a private inspection, please contact Craig Hyde today on 0404 497 521 or chyde.albionparkrail@ljhooker.com.au



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More About this Property

Property ID	MRJG55
Property Type	House
Land Area	585.7 m2
Including	Air Conditioning Toilets (1) Alarm Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Water Tank Ceiling fans Security Shutters off street parking 4 cars gas cooktop 2 way bathroom oversized living

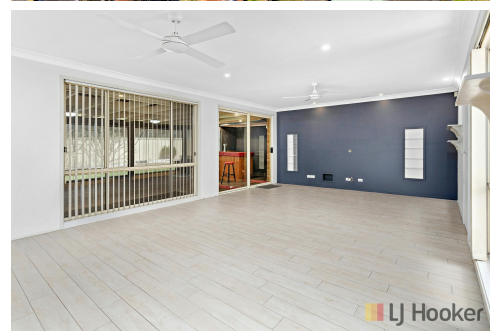
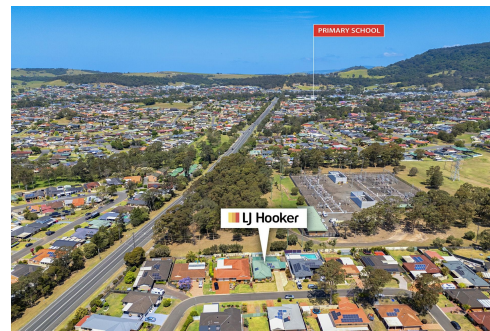
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32 SAMUEL CCT, ALBION PARK
 Combined Internal Space 130m²



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