



Sold



2/29 Derwent Place, Albion Park

Another Property Sold by Craig Hyde of L j Hooker Albion Park Rail

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Perfectly Positioned and refreshed Villa - Yes Please!

Welcome to 2/29 Derwent Place, Albion Park - a delightful three-bedroom home that perfectly blends comfort, convenience, and modern living. Nestled in a quiet neighborhood, this property offers an ideal setting for small families, first-time buyers, or investors looking for a fantastic opportunity.

The Property Highlights: 3 Bedrooms, 1 Bathroom, Garage Spaces: 1-, Land Area: 198 sqm- Brick Venner construction with concrete tile roof: Approx build - 1995 - Price Guide: \$699,000 - \$729,000

Step inside to discover a warm and inviting interior featuring stylish floorboards in the traffic areas. The spacious living area is complemented by a separate dining room, making it perfect for family gatherings or entertaining friends. Enjoy year-round comfort with reverse cycle air conditioning and gas heating, ensuring a cozy

3 1 1

FOR SALE

Price Guide - \$699k - \$729k

AGENTS

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AGENCY

LJ Hooker Albion Park Rail

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atmosphere no matter the season. The well-appointed kitchen boasts a new upright electric stove and rangehood, plenty of cupboards and ample benchtop, making meal prep a breeze. The bathroom features a relaxing bath, ideal for unwinding after a long day. With an internal laundry in the garage and a single remote garage with internal access, convenience is at your fingertips.

Step outside to your private grassed rear yard, fully fenced for added security and peace of mind. The outdoor entertaining area is perfect for summer barbecues or simply enjoying the fresh air. With a north-facing aspect, you'll bask in natural light throughout the day, creating a warm and inviting atmosphere.

Location, Location, Location: - this strata titled villa is situated in a well-maintained block of only two villas, this home offers a sense of privacy and tranquility. Enjoy the benefits of a pet-friendly environment, making it a perfect haven for your furry friends. With easy access to local amenities, schools, parks, and public transport, everything you need is just a stone's throw away.

Additional Features: - Broadband and gas services available- Secure common parking for peace of mind- Close-knit community atmosphere.

Don't miss out on this fantastic opportunity to secure a charming home in the heartland of Albion Park. Whether you're looking to settle down or invest, this property is sure to impress. Contact listing agent Craig Hyde on 0404497521 or email: chyde.albionparkrail@ljhooker.com.au to arrange a private inspection and experience the warmth and comfort of 2/29 Derwent Place for yourself!

- Shellharbour council \$447-00 Per quarter
- Strata Levies \$875-00 per quarter
- Sydney water \$180-00 P/q

Rental appraisal - On request.

MORE DETAILS

Property ID	MU5G55
Property Type	House
Land Area	198 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Outdoor Ent Area Private grassed rear yard Only 2 on the block

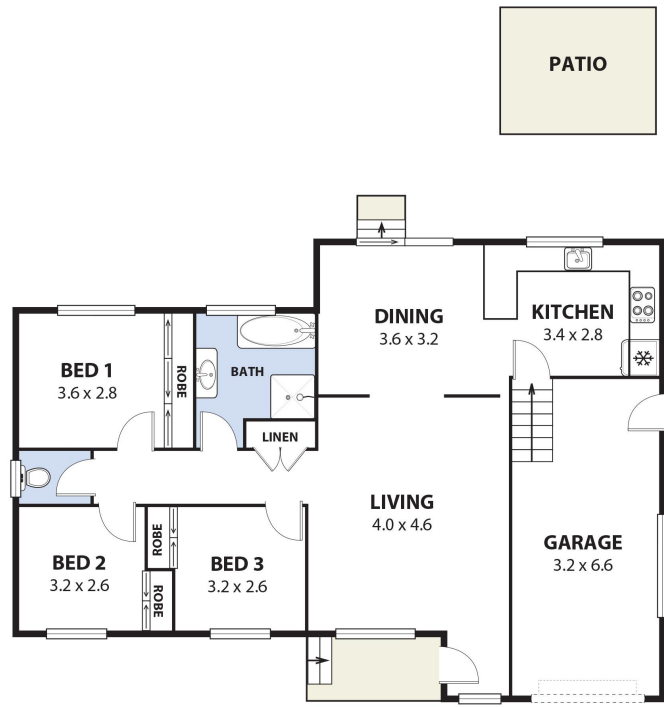
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2/29 DERWENT PL, ALBION PARK
Internal Space 110m²



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