



Albion Park, 2/49 Raleigh Street

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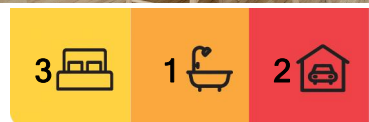
Welcome to your dream home at 2/49 Raleigh Street, Albion Park! This beautifully constructed residence, completed in 2023, offers a stunning modern look with a touch of elegance. Nestled in a quiet vibrant neighborhood, this property boasts a perfect blend of comfort, style, and functionality, making it ideal for families, Investors, first-time buyers, or anyone seeking a serene lifestyle.

Property Highlights:

- Bedrooms: 3 spacious bedrooms featuring built-in robes, providing ample storage and a cozy retreat for everyone in the family. The main bedroom is of king size proportion.
- Bathrooms: A stunning well-appointed bathroom with floor to ceiling tiles, a luxurious bathtub, plus an additional separate toilet for convenience.
- Garage: Enjoy the convenience of an epoxy resin finished floor, internal laundry, double



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
\$750,000 - \$770,000

View
ljhooker.com.au/MSYG55

Contact
Craig Hyde
0404 497 521
chyde.albionparkrail@ljhooker.com.au

LJ Hooker Albion Park Rail
(02) 4256 3344

remote garage, ensuring your vehicles are protected.

- Land Area: 182 sqm of low-maintenance living, perfect for those who appreciate outdoor space without the hassle.

Interior Features:

Step inside to discover a stunning interior adorned with floorboards ceiling to floor curtains and blinds and abundant natural light. The open-plan living area is perfect for entertaining, featuring:

- A separate dining room that flows seamlessly into the living space.
- A modern kitchen equipped with a dishwasher and water-efficient appliances, making meal prep a breeze.
- Ducted reverse cycle air conditioning (heating and cooling), ensuring year-round comfort.
- Plantation shutters throughout, along with ceiling fans.

Outdoor Oasis:

The fully fenced courtyard offers a private retreat where you can unwind and enjoy the outdoors. With council DA approval for a pergola, the potential for outdoor entertaining is limitless. The north-facing aspect provides beautiful sunny aspect and plenty of sunlight throughout the day.

Eco-Friendly Features:

This home is designed with sustainability in mind, featuring ceiling and wall insulation, as well as water-efficient fixtures to help reduce your environmental footprint.

Location:

Situated in a family-friendly neighborhood, you'll enjoy the convenience of nearby pre-schools, cafes and hair salons, parks, schools, and local amenities. With easy access to public transport and major roadways, commuting to work or exploring the surrounding areas is a breeze.

Additional Features:

- Various TV points throughout the home
- Skylights that enhance the natural light
- Stunning presentation that reflects modern architecture and design

- Shellharbour council \$1660.35 pa
- Sydney water \$174-00 pq plus usage
- Strata \$662.41pq

Don't miss out on this exceptional opportunity to own a piece of paradise in Albion Park!

This property is truly a MUST-SEE

Contact Listing Agent Craig Hyde on 0404497521 or email:

chyde.albionparkrail@ljhooker.com.au today to arrange a viewing or call into the open home and experience firsthand the charm and comfort this home has to offer.



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More About this Property

Property ID	MSYG55
Property Type	Townhouse
House Size	137 m2
Land Area	182 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Various TV Points Council Approval for Pergola Skylights Stunning Presentation

Craig Hyde 0404 497 521

Director/Area Specialist | chyde.albionparkrail@ljhooker.com.au

LJ Hooker Albion Park Rail (02) 4256 3344

195A Princes Highway, ALBION PARK RAIL NSW 2527

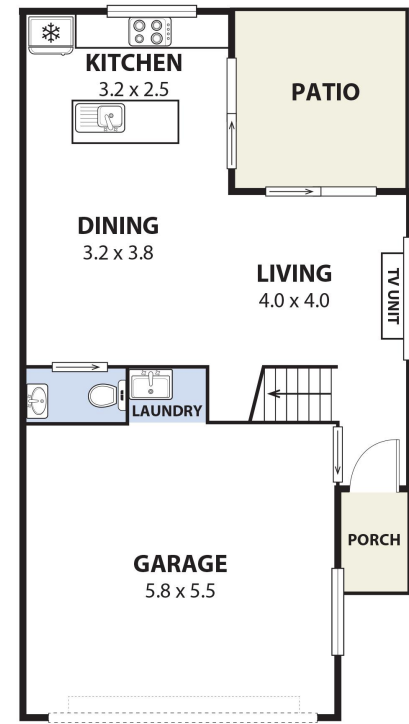
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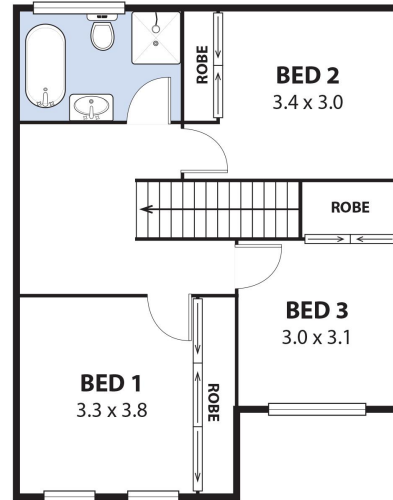
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GROUND FLOOR



FIRST FLOOR



2/49 RALEIGH ST, ALBION PARK
Internal Space 140m²



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