



22/12 Propane Street, Albion Park

Spacious Villa in a Convenient Location

Offering an impressive sense of space and effortless single-level living, this generously proportioned three bedroom villa is an ideal choice for downsizers, first-home buyers or owner-occupiers seeking a low maintenance lifestyle in a highly convenient location.

Internally, the home is surprisingly large, with generous living space and comfortable bedrooms providing plenty of room to live, relax and entertain. The practical single-level layout offers easy everyday living without the upkeep of a larger property.

A standout feature is the large, covered courtyard, creating an excellent outdoor entertaining area and a private space to enjoy year round.

Features include:

- Generous three bedroom single level design
- Exceptionally spacious interiors
- Low-maintenance living with minimal upkeep
- Single lock-up garage
- Large covered courtyard ideal for entertaining
- Conveniently located close to Albion Park Village Shopping Centre

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.

3 1 1

FOR SALE

Please Call

AGENTS

Jake Styliis
0401 924 141
jake.styliis@ljhwollongong.com.au

Martin Merritt
0412 424 226
martin.merritt@ljhwollongong.com.au

AGENCY

LJ Hooker Wollongong | Corrimal |
Shellharbour
(02) 4229 8600



- Easy access to local schools, parks, transport and everyday amenities

Outgoings provided as a guide:

Council rates - \$273.09 pq. approx

Water rates - \$201.90 pq. approx

Strata levies - \$600.00 pq. approx

Weekly market rent - \$620.00 - \$640.00 per week

Information provided is general in nature and subject to change.

Images, descriptions and pricing are indicative only. Buyers should make their own enquiries and rely on their own investigations.

Highrisd Pty Ltd does not accept responsibility for any loss or damage arising from reliance on the information provided.

MORE DETAILS

Property ID	WCSHQZ
Property Type	Villa
House Size	128 m2

Jake Stylys 0401 924 141

Real Estate Agent | jake.stylys@ljhwollongong.com.au

Martin Merritt 0412 424 226

Principal | Licenced Real Estate Agent |

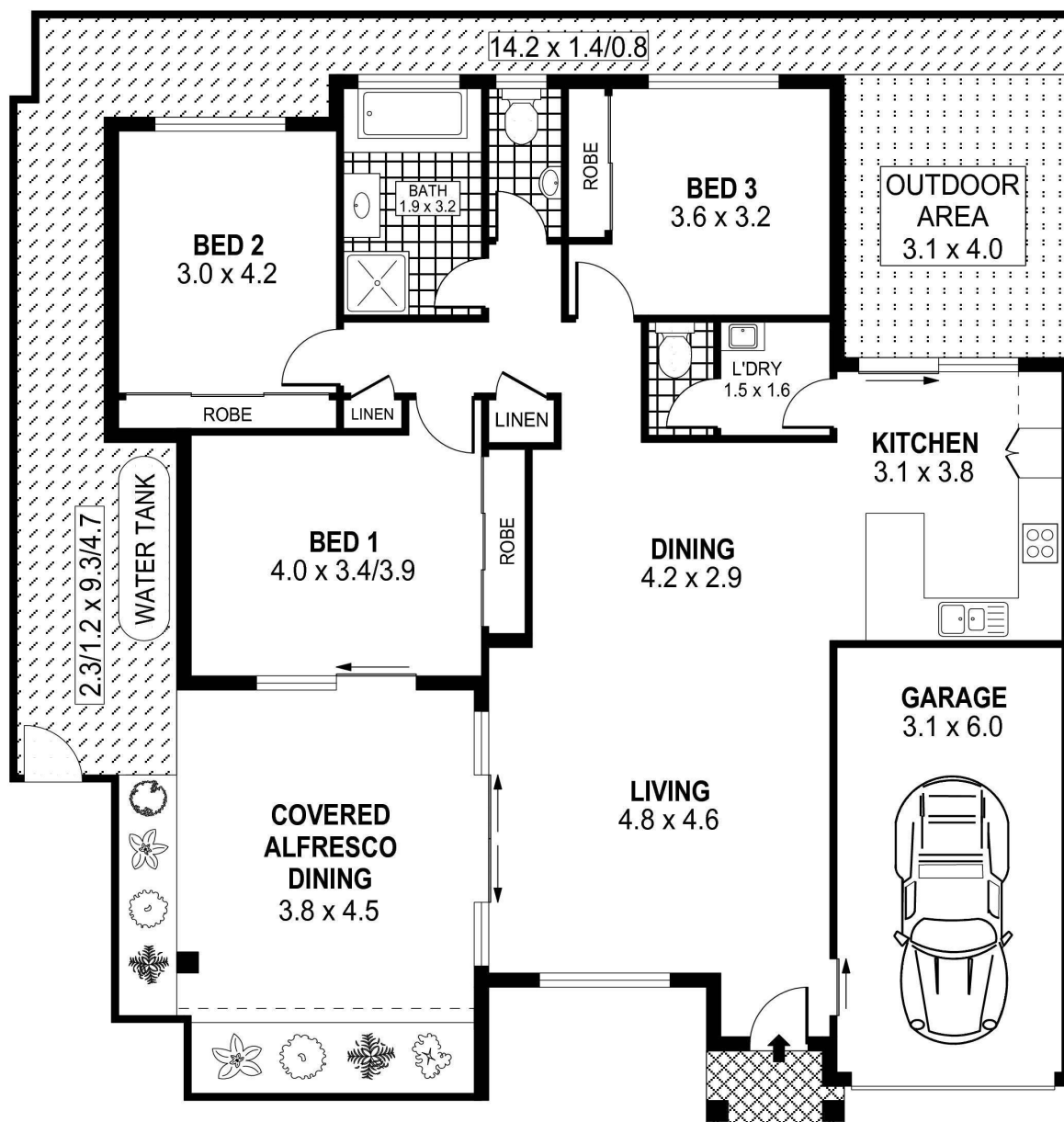
martin.merritt@ljhwollongong.com.au

LJ Hooker Wollongong | Corrimal | Shellharbour (02) 4229 8600

69 Kembla Street, WOLLONGONG NSW 2500

wollongong.ljhooker.com.au | office@ljhwollongong.com.au





0 1 2 3 4
SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 13209

LJ Hooker

INT : 109m²
EXT : 34m²
GARAGE : 19m²

22/12 PROPANE STREET

ALBION PARK

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.

LJ Hooker