



## Albion Park Rail, 55 Kaylaur Crescent

ANOTHER SOLD BY CRAIG HYDE OF L J HOOKER

Another property SOLD by Craig Hyde of L j Hooker - Welcome to 55 Kaylaur Crescent Albion Park Rail! This charming 3-bedroom, 2 living area residence, is the perfect family home. With a spacious land area of 701.9 sqm, there is plenty of room for the whole family to enjoy.

The property features a neat and tidy kitchen with a breakfast bar, a walk-in pantry, and a large window in the second living area that lets in plenty of natural light. The house also boasts 3 skylights, split system air conditioning and heating.

Outside, you will find a fully fenced yard with a garden. The property also has an 18-meter garage with a office and workshop with remote access, providing plenty of space for parking and storage. Perfect for a Self-employed trades person - (keeps the business matters away from the main house)



**For Sale**  
Range \$740,000- \$750,000-

**View**  
[ljhooker.com.au/MR0G55](http://ljhooker.com.au/MR0G55)

**Contact**  
**Craig Hyde**  
0404 497 521  
[chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)



**LJ Hooker Albion Park Rail**  
**(02) 4256 3344**

**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.

Rental appraisal is \$640- / \$660per week.

Located in a quiet neighborhood, this property is pet friendly and perfect for those who enjoy the outdoors. With a price guide of \$740k - \$750k, this property won't last long. Don't miss out on the opportunity to make this house your new home! OWNER WANTS IT SOLD ASAP

Contact Craig Hyde today on 0404 497 521 or [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au) to arrange a viewing.

## More About this Property

<b>Property ID</b>	MR0G55
<b>Property Type</b>	House
<b>Land Area</b>	701.9 m2
<b>Including</b>	Study Air Conditioning Toilets (1) Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage breakfast bar 18 meter garage 3.8 meter window in second living 3 x skylights walk in pantry

**Craig Hyde 0404 497 521**

Director/Area Specialist | [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)

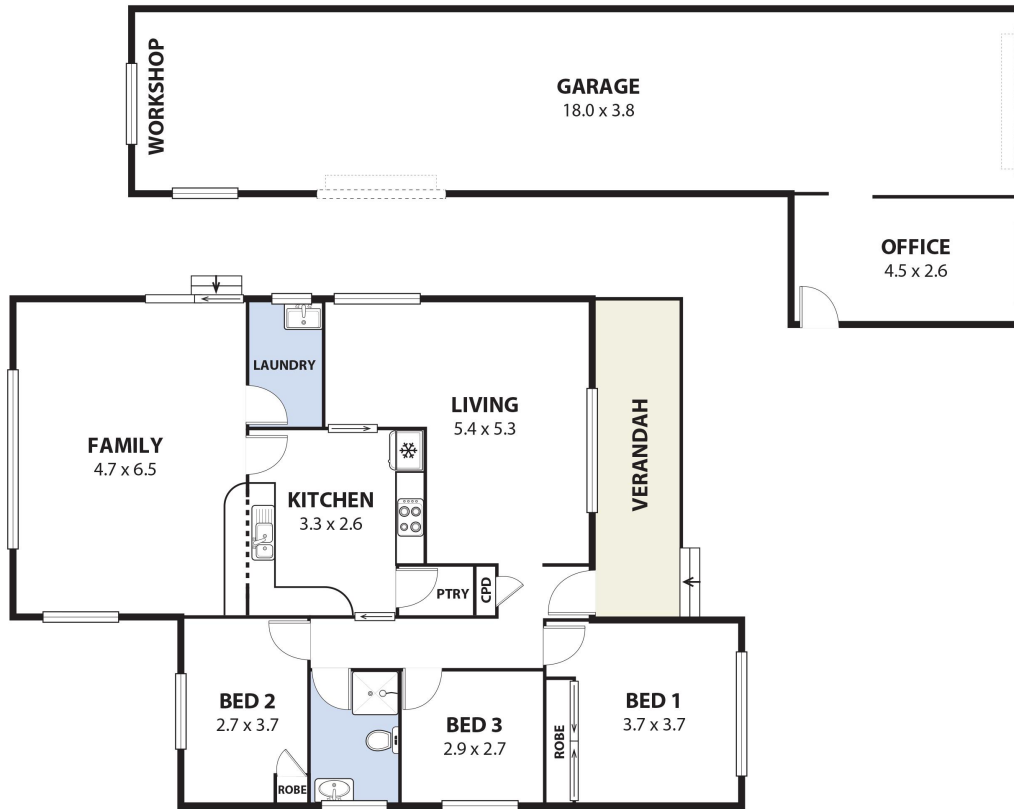
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**55 KAYLAUR CRES, ALBION PARK RAIL**  
 Combined Internal Space 118m<sup>2</sup>



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 wearelouka.com



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