



7 Nehme Avenue, Albion Park Rail

3 1 2

## ANOTHER SOLD BY CRAIG HYDE OF L J HOOKER

**FOR SALE**  
"New to Market"

### AGENTS

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### AGENCY

LJ Hooker Albion Park Rail  
(02) 4256 3344

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

Welcome to 7 Nehme Ave, a beautifully fully renovated 3-bedroom home nestled in a sort after location in the heart of Albion Park Rail.

This delightful property offers a perfect blend of modern comfort, style, and functionality, making it an ideal choice for families or those seeking a serene lifestyle.

**Property Highlights:** 3 spacious bedrooms main bedroom with split system A/C, 1 fully renovated bathroom plus an additional toilet outside for convenience.- An Outstanding double garage with remote access and secure parking, ensuring peace of mind for all your toys all year round. Land Area is a generous 569.6 sqm level block, providing plenty of space for outdoor activities, parking for the caravan or boat

**Interior Features:** Step inside to discover a warm and inviting living space, complete with a stunning open fireplace that adds character and charm. The newly renovated kitchen is a chef's dream, equipped with a dishwasher and modern appliances. Enjoy year-round comfort

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**LJ Hooker**

with multiple split system air conditioning options. Outdoor Living: The backyard is a true oasis, fully fenced for privacy and safety. Host unforgettable gatherings in the outdoor entertaining area, complete with an outdoor TV and BBQ setup. The beautifully landscaped garden and shed offer additional storage and a perfect spot for gardening enthusiasts. Eco-Friendly Amenities: This home is equipped with solar hot water, making it an environmentally friendly choice that helps reduce energy costs.

Location: Conveniently located in a family-friendly neighborhood, 7 Nehme Avenue is close to local parks, schools, shops, public transport and essential amenities. Enjoy the tranquility of suburban living while being just a short drive from the vibrant town center of Shellharbour.

Additional Features: Electric gate for added security- Second laundry in the garage for convenience- Loads of workshop space for DIY enthusiasts.

Don't miss the opportunity to make this charming property your new home!

Contact Listing agent Craig Hyde on 0404497521 or email: [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au) for more information or to schedule a viewing.

This gem is truly a must-see!

## MORE DETAILS

Property ID	MTVG55
Property Type	House
Land Area	569.6 m2
Including	Air Conditioning Toilets (2) Fire Place Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Hot Water electric gate fire place new electric kitchen stacker stone loungeroom outdoor tv / bbq 2nd Laundry

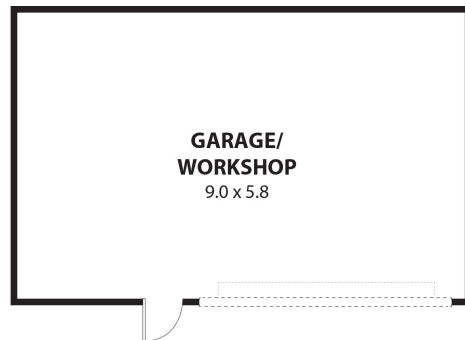
**Craig Hyde 0404 497 521**

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

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7 NEHME AVE, ALBION PARK RAIL  
Internal Space 85m<sup>2</sup>



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