



1/22-24 Bateman Avenue,, Albion Park Rail




## Neat & Complete Townhouse - A must see

Welcome to your new home at 1/22-24 Bateman Avenue, Albion Park Rail! This charming townhouse offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, downsizers, or investors.

This well-appointed property features 2 spacious bedrooms, each equipped with built-in robes and a WIR in the main, ensuring ample storage space. The modern bathroom is complemented by an additional separate toilet downstairs, enhancing functionality for you and your guests.

The heart of the home boasts a separate dining room that flows seamlessly into the living area, perfect for entertaining or relaxing with family. Enjoy year-round comfort with reverse cycle air conditioning and gas heating, while the internal laundry adds to the practicality of daily living.

Step outside to your private north-facing balcony, where you can soak up the sun and enjoy views of your fully fenced courtyard garden, ideal for pets or outdoor gatherings. With secure parking provided by a remote garage and an additional open parking space, convenience

2  1  2 

**FOR SALE**  
\$675,000-

**VIEW**  
By Appointment

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

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

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

is at your doorstep.

Located on the ground floor, this townhouse is not only pet-friendly but also features eco-friendly ceiling insulation, ensuring energy efficiency year-round. Stay connected with broadband and pay TV services readily available.

At a price guide of \$675,000, this property offers an amazing, homely feeling in a sought-after location. Don't miss your chance to make this delightful townhouse your own!

Rental details: currently \$520-00 pw with a lease to expire in Aug 2026, also market rent could be \$550-00 per week

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

## MORE DETAILS

Property ID	MWBG55
Property Type	Townhouse
House Size	139 m2
Including	Air Conditioning Toilets (2) Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Amazing homely feeling North facing balcony

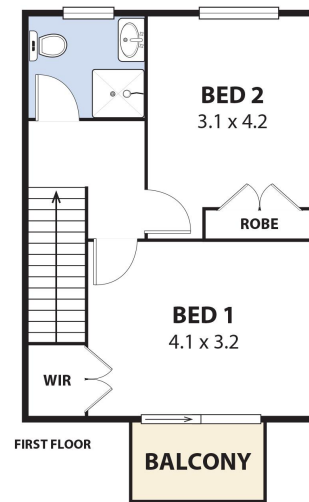
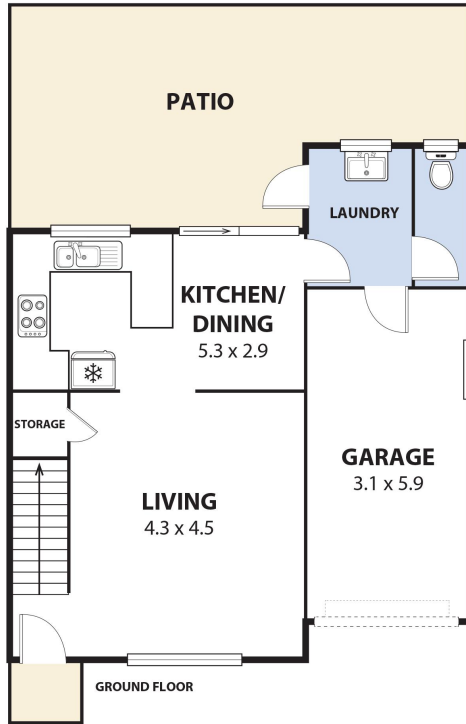
### Craig Hyde 0404 497 521

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

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

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1/22 BATEMAN AVE, ALBION PARK RAIL  
Internal Space 104m<sup>2</sup>



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