



Albion Park Rail, 4/309 Princes Highway

Modern, Spacious & Centrally Located

The perfect balance of lifestyle and convenience, this property is within moments to parks, sports fields, public transport, hospitals, schools and major shopping precincts.

With pristine beaches and Lake Illawarra just a short distance away, it is superbly positioned so you will be able to enjoy all the benefits of central living with the space, and the relaxed pace, of the south coast.

Three bedrooms, all with built-in wardrobes

Main bed with ensuite

Study nook

Modern floating floors in living areas

Tiled bathrooms with chrome lever ceramic tapware

Stunning kitchen w/ Stone benchtops, soft-close drawers & Omega stainless steel appliances



For Sale
Please Call

View
ljhooker.com.au/VATHQZ

Contact
Martin Merritt
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Aiden Merrick
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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.

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Private outdoor entertaining area
Walking distance to multiple public transport options

Strata fees - \$675 p/q approx.
Council rates - \$398 p/q approx.

100m to bus stop
850m to Albion Park Rail Primary School
1.3km to Corpus Christi
950m to Aldi supermarket
1.2km to Oak Flats Train Station
3.5 km to Stockland Shellharbour
22 km from Wollongong CBD

More About this Property

Property ID	VATHQZ
Property Type	Townhouse
Including	Study Air Conditioning Toilets (3) Courtyard Dishwasher Outdoor Entertaining Secure Parking Fully Fenced Remote Garage

Martin Merritt 0412 424 226

Principal | Licenced Real Estate Agent | martin.merritt@ljhwollongong.com.au

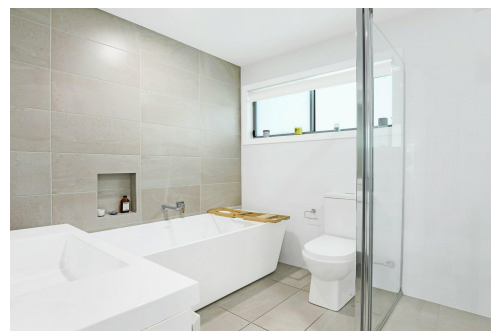
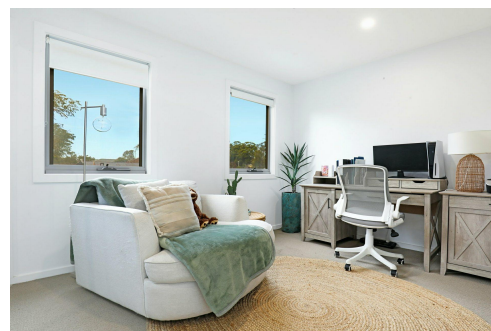
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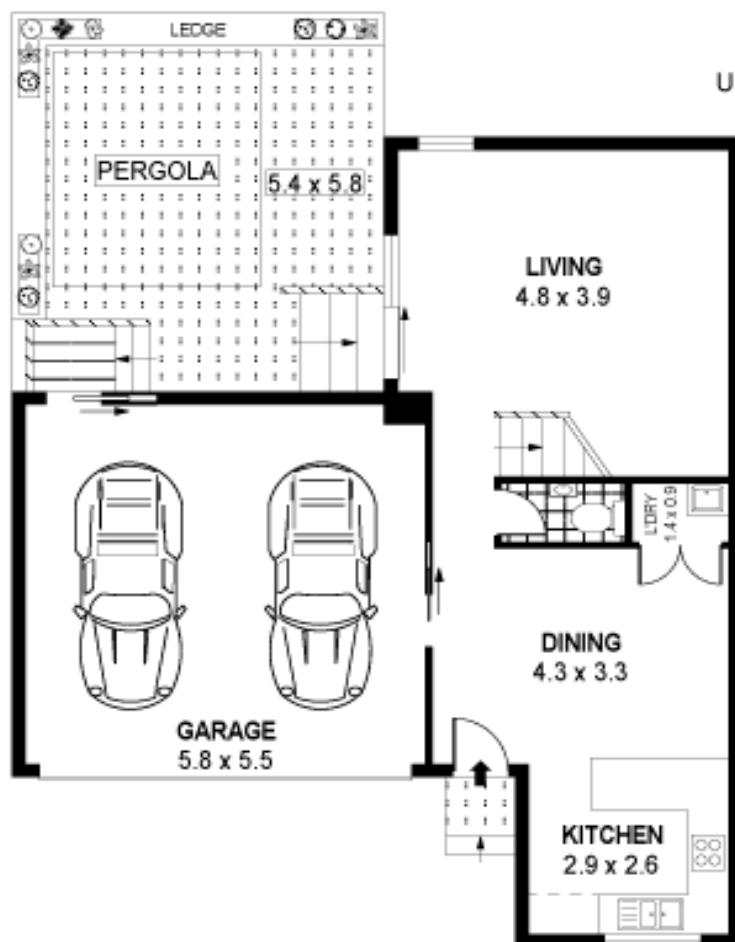
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0 1 2 3 4 5 SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No. 05779

 LJ Hooker

INT : 118m²
EXT : 27m²
GARAGE : 32m²

4/309 PRINCES HIGHWAY

ALBION PARK RAIL

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