

7/26-28 Bateman Avenue, Albion Park Rail

ANOTHER SOLD BY CRAIG HYDE OF L J HOOKER ALBION PARK RAIL

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

Welcome to 7/26-28 Bateman Avenue, Albion Park Rail - a charming townhouse that perfectly balances comfort and convenience. This well-maintained property offers a spacious living environment with a generous building/Floor plan area of 147sqm, making it an ideal choice for families or those seeking a peaceful retreat.

Featuring three inviting bedrooms, this home provides ample space for relaxation and rest. The modern bathroom is complemented by an additional toilet on the ground floor for added convenience. The interior boasts brand new carpet and has been freshly painted throughout, new toilets and PC items, creating a bright and welcoming atmosphere throughout.

The open-plan living area flows seamlessly into a separate dining room, perfect for entertaining guests or enjoying family meals. The kitchen is equipped with all the essentials, brand new Upright electric stove making cooking a delight. Enjoy year-round comfort with

3  1  1 

FOR SALE

Guide - \$699,000 -

AGENTS

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

AGENCY

LJ Hooker Albion Park Rail
(02) 4256 3344

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**

reverse cycle split system air conditioning, gas heating, and ceiling fans to keep you cool in summer and warm in winter.

Step outside to discover your own private backyard, fully fenced for added security and peace of mind. The outdoor space includes a courtyard and a garden shed, providing plenty of room for gardening or outdoor activities. This pet-friendly property is perfect for those with furry companions.

Conveniently located, this townhouse also features secure parking with a single garage space, ensuring your vehicle is safe and easily accessible. With its corner position and floating flooring, this home offers both style and practicality.

Don't miss this opportunity to own a beautiful townhouse in a desirable neighborhood.

The price guide for this property is \$699,000.

Council rates \$442-00 per quarter
Strata \$1400 Per quarter (please note as at 23/6/25 the capital works fund balance is \$69,729-00 credit)
Water \$182-00 per quarter

Rental potential is \$600- / \$640- per week. with heaps of potential tenants

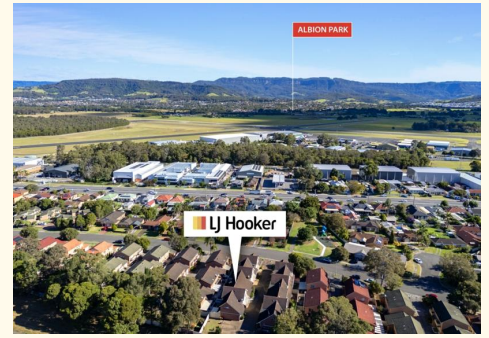
Contact listing agent Craig Hyde on 0404 497521 or email: chyde.albionparkrail@ljhooker.com.au to schedule a viewing today and experience all that this wonderful home has to offer!

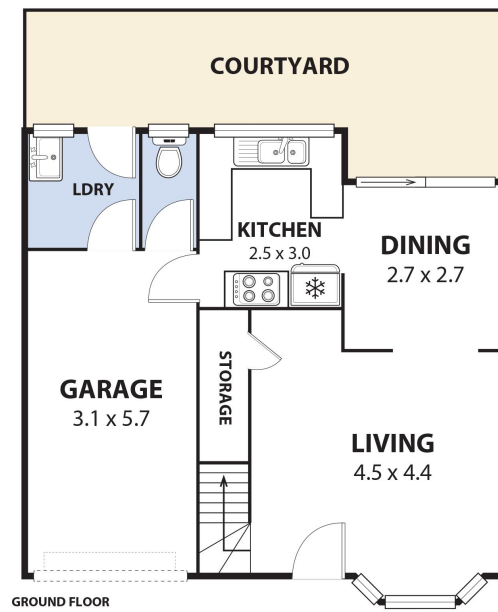
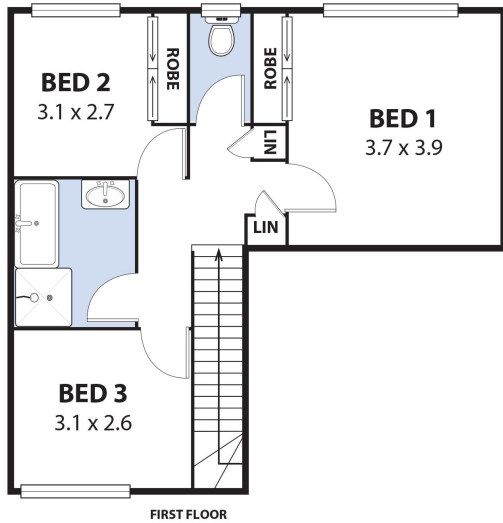
MORE DETAILS

Property ID	MW1G55
Property Type	Townhouse
House Size	147 m2
Including	Air Conditioning Toilets (2) Courtyard Floorboards Built-in-Robes Secure Parking Fully Fenced Ceiling Fan Brand new Carpet Freshly Painted

Craig Hyde 0404 497 521
Director/Area Specialist | chyde.albionparkrail@ljhooker.com.au

LJ Hooker Albion Park Rail (02) 4256 3344
195A Princes Highway, ALBION PARK RAIL NSW 2527
albionparkrail.ljhooker.com.au | albionparkrail@ljhooker.com.au





7/26-28 BATEMAN AVE, ALBION PARK RAIL
Internal Space 98m²



Plans shown are for presentation purposes and are not part of any legal document or title and are subject to errors, omissions, inaccuracies and should not be used as sole and accurate reference. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. No liability will be accepted.

Louka
wearelouka.com

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.

