

2/15 Shearwater Blvd., Albion Park Rail

Its Huge and No Strata levies

Just when you think, all they do is build tiny living areas these day - Shazam here is one you have to look at.

Welcome to 2/15 Shearwater Boulevard, Albion Park Rail - a charming property that perfectly combines comfort and convenience. This well-maintained property features brand new carpet in the living, freshly painted inside and out, three spacious bedrooms, making it an ideal home for families or those seeking extra space.

The home boasts a couple of split system A/c's, ceiling fans in all bedrooms and some rooms at the rear have wind down shutters for when you need to get some shut eye. The home features a well-appointed bathroom, ensuring functionality and ease for everyday living. With a single garage space, with a pull-down attic ladder into the ceiling and an additional open parking space, you'll have plenty of room for your vehicles and guests.

Set on a generous land area of 224 sqm, this home offers a comfortable building area of 132 sqm, providing ample space for relaxation and entertainment. Built in 1995, the property has been thoughtfully designed with built-in robes in the bedrooms, maximizing storage and organization.

3 1 2

FOR SALE

\$795,000-

VIEW

Sat 26th Sep @ 12:00PM - 12:30PM

AGENTS

Craig Hyde
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AGENCY

LJ Hooker Albion Park Rail
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Located in a desirable neighborhood, this property is within easy reach of local amenities, walking and cycling tracks, public transport, local shops, schools, and parks and public reserve.

Shellharbour council rates = \$1,552.55

No Strata - yes, it is a strata title, but each owner does their own thing.

This is an excellent opportunity for first-time buyers or investors looking to enter the market.

The sale price for this property is \$795,000-00 . Don't miss your chance to make this lovely unit your new home! Contact Listing agent Craig Hyde on 0404497521 or email : chyde.albionparkrail@ljhooker.com.au for further details.

MORE DETAILS

Property ID	MWWG55
Property Type	Unit
House Size	132 m2
Land Area	224 m2
Including	Air Conditioning
	Built-in-Robes
	Secure Parking
	Remote Garage
	Ceiling fans
	Attic garage storage
	Only one neighbour
	Pet friendly yard

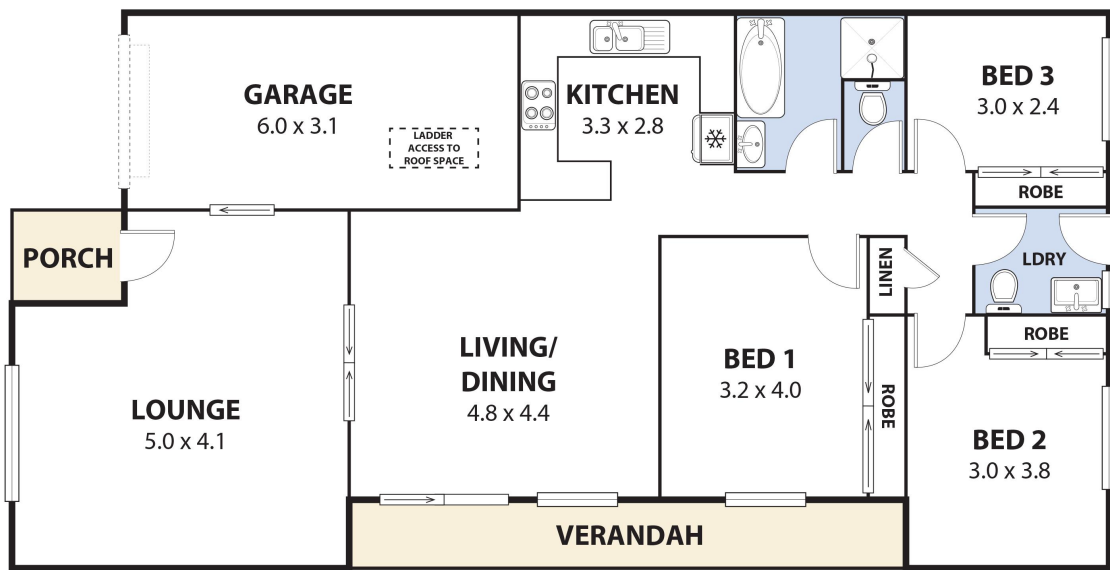
Craig Hyde 0404 497 521

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2/15 SHEARWATER BLVD, ALBION PARK RAIL
Internal Space 127m²



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