



Sold



40 Leawarra Avenue, Barrack Heights

3 1 4

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

FOR SALE
Price Guide \$890,000-

AGENTS
Craig Hyde
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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 - This delightful 3-bedroom residence offers a perfect blend of comfort, style, and functionality, making it an ideal choice for families and investors alike. Welcome to your dream home at 40 Leawarra Ave BARRACK HEIGHTS.

Nestled on a generous 594.3 sqm block, this property boasts a spacious building area of 100 sqm, ensuring ample room for relaxation and entertainment.

Property Features: Bedrooms: 3 spacious bedrooms, with some featuring built-in robes for convenient storage. - Stunning kitchen and dining area which incorporates the loungeroom and stunning plantation shutters. Simple and well-appointed bathroom plus an additional toilet in the laundry for added convenience. -

A massive 4-car garage provides secure parking, or huge work-shop area or just run your business from home. You have plenty of space for your vehicles, tools, or hobbies.

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LJ Hooker

Enjoy year-round comfort with reverse cycle split system air conditioning and gas heating options. Beautiful hybrid floorboards throughout the home create a warm and inviting atmosphere. -Then step outside to a fully fenced backyard, perfect for children and pets to play safely. The outdoor entertaining area is ideal for hosting gatherings, Cooking the BBQ with family and friends.

You also benefit from solar panels on the roof, that help reduce your energy bills and contribute to a sustainable lifestyle-

External laundry + storage and 2nd toilet ideal for those BBQ parties, and a workshop for your DIY projects.

Situated in the desirable Barrack Heights neighborhood, this property is conveniently located close to local amenities, schools, parks, public transport and major shopping center's. Enjoy the vibrant community atmosphere while being just a short drive away from stunning beaches and recreational facilities.

Expenditure:

- Shellharbour council - \$2344.97 per annum
- Sydney Water - \$720- + usage per annum

Income:

- Rental appraisal on request.

"Don't Miss Out"

This property is new to the market and is bound to attract significant interest. Whether you're looking for a family home or a solid investment opportunity, 40 Leawarra Avenue is a must-see!

Contact Listing agent Craig Hyde on 0404497521 or email: chyde.albionparkrail@ljhooker.com.au today to arrange a viewing and make this charming house your new home!

MORE DETAILS

Property ID	MU9G55
Property Type	House
House Size	100 m2
Land Area	594.3 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Plantation Shutters

Craig Hyde 0404 497 521

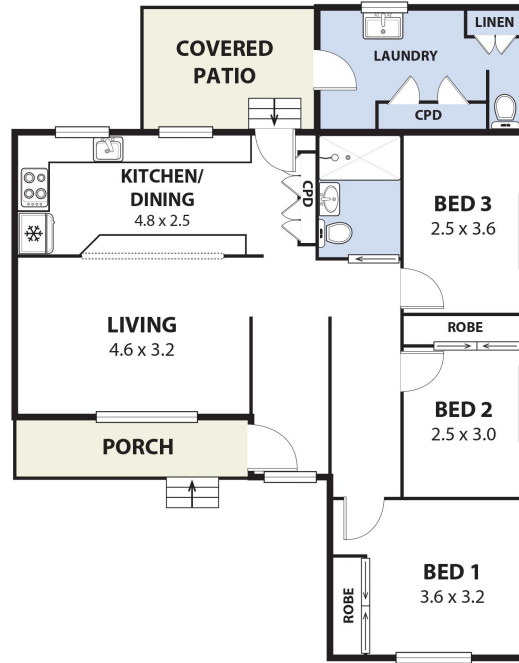
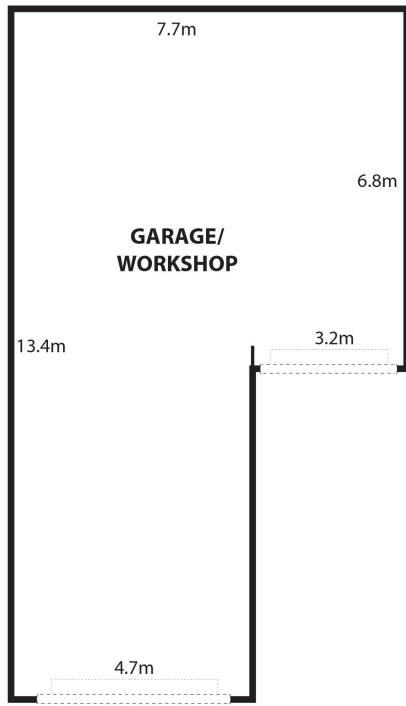
Director/Area Specialist | chyde.albionparkrail@ljhooker.com.au

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40 LEAWARRA AVE, BARRACK HEIGHTS
Internal Space 85m²



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