



Blackbutt, 84 College Avenue

ANOTHER SOLD BY CRAIG HYDE OF L J HOOKER

Welcome to your dream home at 84 College Avenue, Blackbutt! Another home SOLD by Craig Hyde of L j Hooker

This beautifully appointed 3-bedroom, 2-bathroom residence is perfect for families seeking comfort, style, and convenience. Nestled on a generous 654.1 sqm block, this property offers a harmonious blend of modern living and outdoor enjoyment.

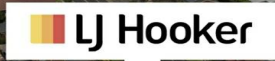
Key Features:

Spacious oversized Bedrooms - Enjoy three well-sized bedrooms, complete with Walkin robes or built-in robes, ensuring ample storage for all your needs. The master suite features a private ensuite for added luxury and convenience.

With two stylish bathrooms, including a spa bath in the main, your family will appreciate



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.



For Sale
New To Market

View
ljhooker.com.au/MSFG55

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

LJ Hooker Albion Park Rail
(02) 4256 3344

the comfort and functionality of these spaces.

Gourmet Kitchen - The brand-new kitchen is a chef's delight, featuring Stone benchtops, top of the range wine fridge, ample counter space, Modern Appliances and a layout that encourages family gatherings and entertaining.

Living Spaces - The home boasts a separate dining room, a spacious rumpus room, and a under building gym area or dry storage for a tradie providing plenty of options for relaxation and recreation.

Climate Control: Stay comfortable year-round with ducted heating and cooling, reverse cycle air conditioning, and ceiling insulation.

Outdoor Oasis: Step outside to discover a fully fenced yard featuring a balcony, deck, and outdoor entertaining area, perfect for hosting family barbecues or enjoying quiet evenings under the stars. The garden is beautifully landscaped, providing a serene environment for relaxation.

Secure Parking - The property includes a remote garage with space for two vehicles, and potential for Mezzanine storage areas, as well as secure parking options for guests.

Additional Features: This home is pet-friendly and equipped with an alarm system for your peace of mind. Enjoy the convenience of an internal laundry, huge under-building storage or Gym, and plantation shutters throughout.

-Location: Enjoy stunning city views from your soon to be new home, conveniently located near schools, shopping precincts, parks, and local amenities.

This property is a rare find in the heart of Blackbutt, combining modern comforts with an inviting atmosphere. Don't miss your chance to make this beautiful house your home!

Current rental appraisal is also available on request!

Contact listing agent CRAIG HYDE today, on 0404497521 or e: chyde.albionparkrail@ljhooker.com.au, to seek further information or request a viewing and experience all that 84 College Avenue has to offer!



LJ Hooker Albion Park Rail
(02) 4256 3344

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.

More About this Property

Property ID	MSFG55
Property Type	House
Land Area	654.1 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Alarm Spa Balcony Deck Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage plantation shutters spa bath Huge under building storage Brand New kitchen

Craig Hyde 0404 497 521

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

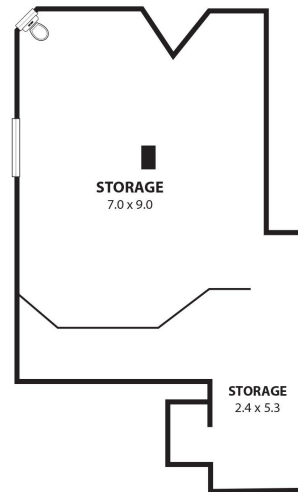
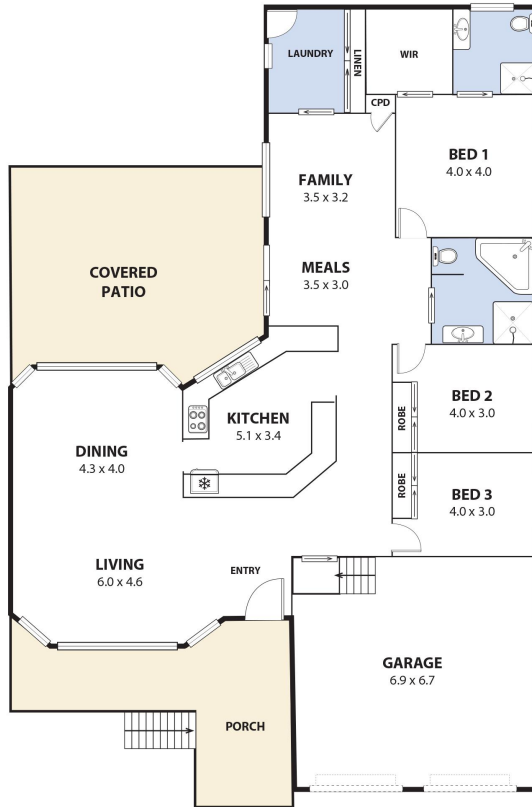
LJ Hooker Albion Park Rail (02) 4256 3344

195A Princes Highway, ALBION PARK RAIL NSW 2527
albionparkrail.ljhooker.com.au | albionparkrail@ljhooker.com.au



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.

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



84 COLLEGE AVE, BLACKBUTT
 Internal Space 298m² (incl. storage)

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



LJ Hooker Albion Park Rail
(02) 4256 3344

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.