






7/30 Falcon Street, Blackbutt

3  2  3 

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

**FOR SALE**  
New To Market

### AGENTS

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

### AGENCY

LJ Hooker Albion Park Rail  
(02) 4256 3344

Another Property SOLD by Craig Hyde of L j Hooker Albion Park Rail

Welcome to your dream Location!

Nestled in the picturesque suburb of Blackbutt, this exquisite 3-bedroom villa offers a perfect blend of modern living and serene outdoor spaces. With a price guide of "New To Market," this property is an opportunity you won't want to miss!

Property Highlights = 3 large spacious bedrooms, each featuring built-in robes for ample storage, Walkin robe in Bedroom 1. 2 well-appointed bathrooms, including a luxurious ensuite for your convenience. - A rare find with 3 garage spaces, including a third garage located under the rear entertainment area and a separate entrance, ensuring plenty of room for vehicles and storage. - Generous 353 sqm block, providing a private and secure environment.

Interior Features: Enjoy the warmth of gas heating and the elegance

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.



of floorboards throughout the living areas. - The separate dining room is perfect for entertaining, while the study offers a quiet space for work or study. - The oversized internal laundry adds to the practicality of this well-designed villa. -

The modern kitchen is equipped with stone benchtops and splash back, and also not to mention a dishwasher, making meal prep a breeze.

Step outside to discover your own outdoor oasis! The fully fenced courtyard and balcony are ideal for entertaining guests or enjoying a quiet evening with water views. - The outdoor entertaining area is perfect for summer barbecues or relaxing with family and friends. This villa is designed with sustainability in mind, featuring ceiling insulation, wall insulation, and water-efficient fixtures. - A grey water system and water tank contribute to eco-friendly living

North-facing orientation ensures plenty of natural light throughout the day.- Enjoy the tranquility of the neighborhood while being just moments away from local amenities, Grocery stores, parks, and schools. This villa is pet-friendly, making it the perfect home for families and animal lovers alike. With broadband and gas services available, you can enjoy modern conveniences in a beautiful setting.

- Rental potential is \$650-00 / \$670-00 per week. (currently the occupant is on an expired lease at \$630-00 per week)
- Council rates \$1,744- PA
- Strata - \$630-00 PQ
- Water \$180-00 P/q + usage

Don't miss your chance to own this exceptional property in Blackbutt. Schedule a viewing today and experience the charm and comfort this villa has to offer!

Contact Listing agent - Craig Hyde on 0404497521 or email: [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au) for more information or to arrange a private inspection! \*

## MORE DETAILS

Property ID MUFG55  
Property Type Villa  
Land Area 353 m2  
Including Ensuite  
Study  
Toilets (2)  
Courtyard  
Balcony  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Workshop  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Grey Water System  
Water Tank  
#rd Garage under the rear entertainment  
area

**Craig Hyde 0404 497 521**

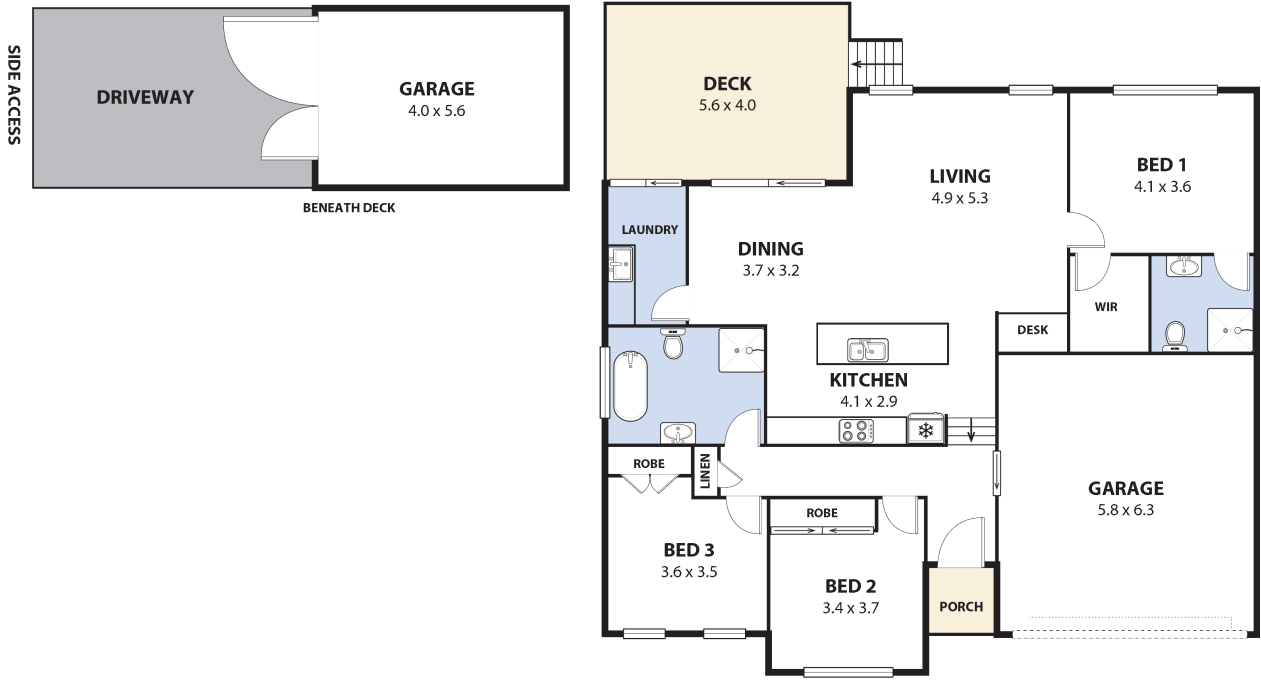
Director/Area Specialist | [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)

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

195A Princes Highway, ALBION PARK RAIL NSW 2527  
[albionparkrail.ljhooker.com.au](http://albionparkrail.ljhooker.com.au) | [albionparkrail@ljhooker.com.au](mailto:albionparkrail@ljhooker.com.au)



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.



7/30 FALCON ST, SHELLHARBOUR  
Internal Space 164m<sup>2</sup>



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  
wearlouka.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.

