







44A Dillon Road, Flinders

Torrens Title Villa - Yes Please!

Welcome to 44A Dillon Road, Flinders - a stunning Torrens title villa that perfectly blends modern living with comfort and style. This beautifully constructed property, built in 2013, offers a spacious and inviting atmosphere, ideal for families, investors or those seeking a serene retreat.

This charming villa features three well-appointed bedrooms, including a master suite with an ensuite bathroom for added privacy. With a total of two bathrooms and two toilets, convenience is at your fingertips. The open-plan design seamlessly connects the living, dining, and kitchen areas, creating a perfect space for entertaining or relaxing with loved ones.

The kitchen is equipped with modern appliances, including a dishwasher, and boasts ample storage with built-in robes throughout the home. Enjoy cozy evenings with gas heating and the comfort of floorboards that add warmth and elegance to the interiors.

Step outside to discover a fully fenced outdoor alfresco area, perfect for gatherings or enjoying quiet moments in your backyard. The property is pet-friendly, ensuring your furry friends can enjoy the space as well.

3 2 2

FOR SALE
Guide - $880,000 - $900,000-

VIEW
Sat 21st Nov @ 9:30AM - 10:00AM

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.

With a land area of 288.8 sqm, this villa also includes a remote-controlled double garage for secure parking. The property positioned on a battle axe driveway and is designed with eco-friendly features such as ceiling and wall insulation, water-efficient fixtures, and a water tank, promoting sustainability while keeping utility costs low.

Located in a desirable neighborhood, this home offers city views and is conveniently close to local amenities, transport, recreation walking paths, sporting fields, recreation clubs and shops, making it an ideal choice for those seeking both tranquility and accessibility.

Don't miss your chance to own this exceptional property, listed with a price guide of $880,000 - $900,000.

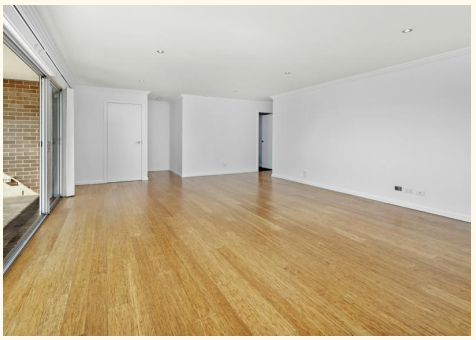
Shellharbour council rates - $2338.17 P/A
Sydney Water - $201-90 p/q + Usage

rental appraisal - On request.

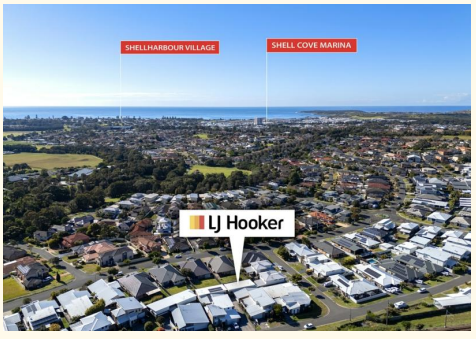
To Schedule a viewing, contact Listing Agent Craig Hyde today on 0404497521 or for a copy of the contract and rental appraisal - email: chyde.albionparkrail@ljhooker.com.au and experience the charm of 44A Dillon Road, Flinders for yourself!











MORE DETAILS

Property ID	MWKG55
Property Type	Villa
Land Area	288.8 m2
Including	Ensuite
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Water Tank

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

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44A DILLON DR, FLINDERS
Internal Space 146m^2

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