

**4/34-36 Bateman Avenue, Albion Park Rail, NSW,  
2527**



## **Townhouse For Sale**

Sunday, 3 November 2024

4/34-36 Bateman Avenue, Albion Park Rail, NSW, 2527

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## **Perfect First Home or Investment!**

Welcome to 4/34-36 Bateman Avenue, where comfort and convenience meet! This well-presented townhouse offers an ideal blend of modern features and spacious living in the heart of Albion Park Rail.

Upon entry, you're greeted by a generously sized lounge room, perfect for relaxation or entertaining guests. The brand-new carpet throughout adds a fresh touch to the interiors. The large kitchen, well-appointed and with ample storage, seamlessly connects to the dining area, creating an inviting space for family meals or casual dining.

Upstairs, this townhouse boasts two spacious bedrooms, each featuring built-in wardrobes. The main bedroom enjoys the added luxury of a private balcony, offering a quiet spot to enjoy your morning coffee or evening sunset. A sleek and modern bathroom completes the upper level, providing both style and functionality.

Downstairs, you'll find a convenient internal laundry with a second toilet, enhancing everyday practicality. Step outside to a spacious, low-maintenance courtyard-ideal for outdoor dining, gardening, or a peaceful retreat.

Situated close to all local amenities, this property places you within easy reach of shopping, schools, public transport, and local parks. Perfect for first-home buyers, downsizers, or investors looking for a ready-to-enjoy property in a prime location.

Don't miss the opportunity to make this charming townhouse your new home!