

**3A Brae Road, Albion Park, NSW, 2527**



**Villa For Sale**

Sunday, 3 November 2024

3A Brae Road, Albion Park, NSW, 2527

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Shane Szakacs

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## Modern Living

Discover modern living with minimal upkeep in this beautifully presented single-level duplex in Albion Park. Perfect for first-home buyers, downsizers, or savvy investors, this home is thoughtfully designed to provide comfort and convenience at every turn. The open-plan layout is filled with natural light, creating a warm, inviting atmosphere that flows effortlessly to a private outdoor area ideal for relaxation or entertaining.

Inside, you'll find three spacious bedrooms, each equipped with built-in wardrobes, with the master bedroom featuring an ensuite for added privacy and convenience. The main bathroom showcases stylish, modern finishes that complement the home's contemporary design. The living and dining area seamlessly connect to a well-appointed kitchen, fitted with quality appliances to make cooking and hosting a breeze.

With a single lock-up garage offering internal access and a low-maintenance yard perfect for gatherings, this property combines ease and functionality in a quiet, family-friendly neighbourhood. Currently tenanted on an expired lease at a generous \$570 per week, it also provides an immediate return on investment. Just minutes from the Albion Park village precinct and a short stroll to the Plough & Ale-perfect for unwinding on the weekend-this duplex offers an outstanding opportunity in a sought-after location.

Don't miss out on this exceptional property. For further details or to arrange a viewing, please call Shane Szakacs on 0417 435 585 or Richard Griffiths on 0421 084 012 today.