

**34 Simpson Pde, Albion Park, NSW 2527**

**\$830,000 - \$860,000**

House 4 1 2



**Family-Friendly Single Level Living with Impressive Garaging**

Positioned in a quiet, established street, 34 Simpson Parade, Albion Park presents a well-maintained single-level home offering comfort, functionality and excellent outdoor space - ideal for families, downsizers or buyers needing extra storage. The home features four well-proportioned bedrooms serviced by a stylish modern bathroom complete with floor-to-ceiling tiles, a full-size bath, frameless shower screen, rainmaker shower head and built-in niche.

**Open for Inspection**

By Appointment.

At the heart of the home is the kitchen, showcasing timber benchtops, island bench, stainless steel appliances and a practical layout that connects seamlessly with the living areas. Split system air conditioning ensures year-round comfort. Step outside to a generous covered pergola, perfect for entertaining, with the laundry conveniently located at the rear of the home and accessed directly off the pergola. A second toilet in the laundry is ideal for busy family living.

A standout feature is the oversized double garage measuring approximately 7.8m x 6m, complemented by side access to the backyard, making it perfect for tradies, hobbyists or additional vehicle storage. The yard is fully fenced with Colorbond fencing, offering a safe and secure environment that is both child and pet friendly, with plenty of room to play.

Key features include:

- Single-level four-bedroom home
- Modern bathroom with premium finishes
- Kitchen with timber benchtops & stainless steel appliances
- Split system air conditioning
- Large covered pergola for entertaining
- Rear laundry with pergola access and second toilet
- Side access to backyard
- Oversized double garage (approx. 7.8m x 6m)
- Fully fenced, low-maintenance yard

A well-rounded home offering space, practicality and lifestyle in a convenient Albion Park location.

**Listed By**

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