

9 Cawdell Dr, Albion Park, NSW 2527**\$829,000 - \$879,000**

House 3 2 1



A Big Block, a Pool, and Plenty of Potential

Set on an approximately 644sqm block in a super-convenient Albion Park location, 9 Cawdell Drive is the kind of property that gets renovators, investors and visionaries quietly excited.

This three-bedroom, two-bathroom home comes with the big-ticket extras already in place. A large garage, in-ground pool, and not one but two alfresco areas for entertaining. There's even a shower and toilet adjacent to the pool, because no one wants wet footprints through the house.

Yes, it's a renovator and that's exactly where the opportunity lies. Add your own style, modernise at your pace, and unlock the full potential of a home in a location people genuinely love.

Best of all, you're walking distance to Woolworths, shops and the local shopping complex, making everyday life refreshingly easy.

With an attractive price guide, this is a chance to secure space, location and lifestyle - with room left in the budget to make it your own.

Features include:

- Approximately 644sqm block
- Three bedrooms
- Two bathrooms
- Two living areas
- Two alfresco areas, one off the kitchen on a deck, the other bbq area is adjacent to the pool, perfect for entertaining and watching the kids
- Large garage, featuring workshop, and pool pump house (inside/under cover for longevity and protection from weather)
- In-ground pool with outdoor shower and toilet
- Walk to Woolworths the shopping complex, and the main village with restaurants, shops, schools and other amenities
- Renovator with excellent upside
- Council Rates \$531 per Q, Water Rates \$210 approx plus usage per Q,
- Rental appraisal \$640-\$690 per week

Bring your imagination, your toolbox, or your builder - this one's got great bones and even better potential. Call Alex Cockcroft on 0427 785 000 to register your interest.

Listed By

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Listing Number: 3520897