

37 Shearwater Bvd, Albion Park Rail, NSW 2527

Sold - \$585,000

House 3  2  1 



## Lifestyle and convenience!

If location and lifestyle are of high importance then look no further, this immaculate single storey home situated in the sought after 'Macquarie Shores Estate' is designed for practicality and convenience.

Offering, a huge living room to be enjoyed by all, three generous sized bedrooms, each with built in robes. The main bedroom is equipped with two built in robes and an ensuite. A modern bathroom with a bath tub and shower.

The large open plan kitchen overlooks the spacious dining room which flows out to the impressively large undercover pergola area where you can enjoy BBQ's with family and friends. The outdoors entertains guests all year round and has a yard which is child-friendly, fantastic for entertaining and also pet-friendly.

Wait there's more - A garden shed which is conveniently installed at the rear and a single drive through garage for your convenience.

All this on a level 511m2 block surrounded by neat, landscaped gardens.

Simply walk out your front door with enjoyment to the lake foreshore, walking track and park.

A prime residence located moments to shops, schools, transport, train station, sporting ovals and just a 10-minute drive into Shellharbour city.

**Open for Inspection**

By Appointment.

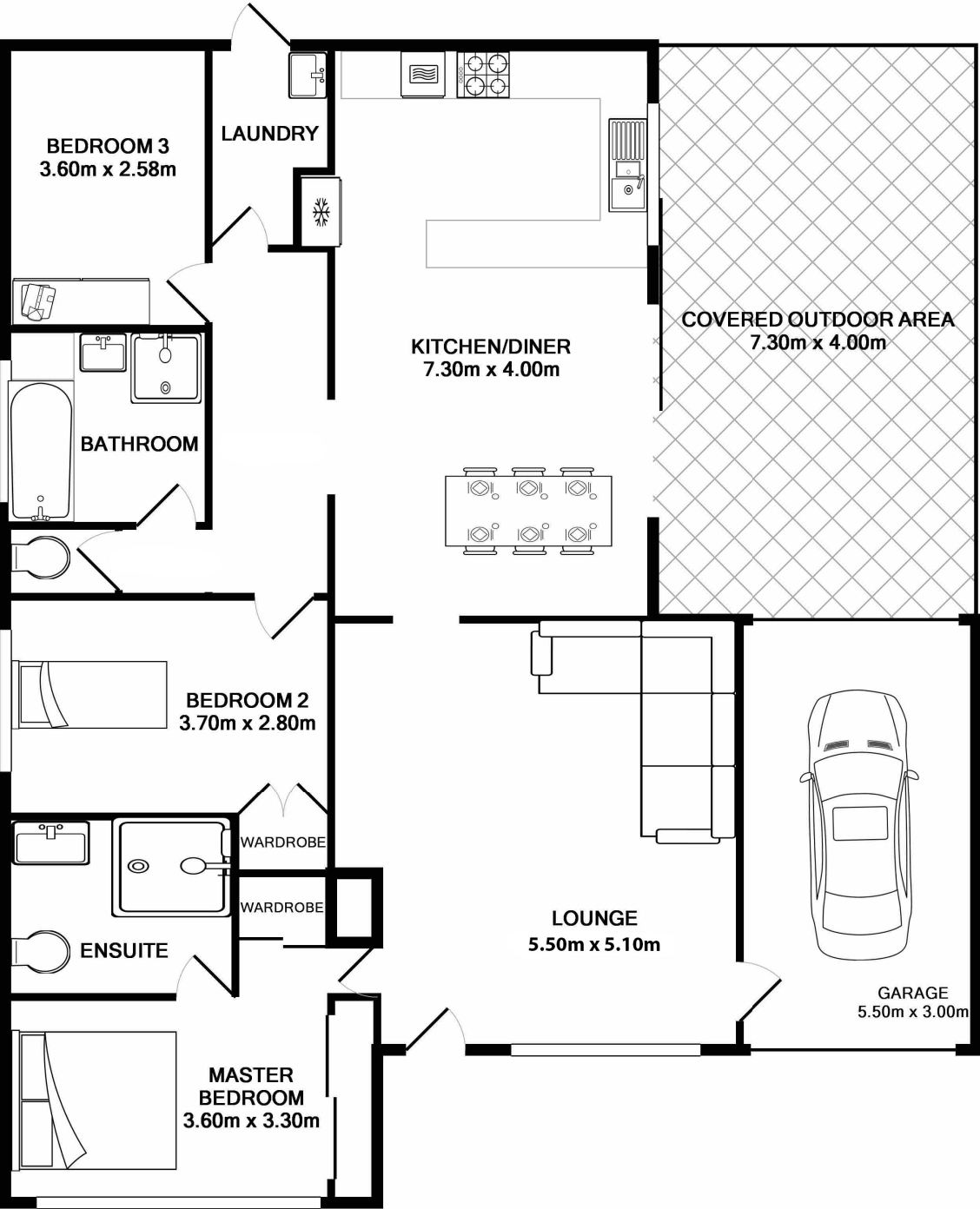
## Listed By

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Floorplan



TOTAL APPROX. FLOOR AREA 136.0 SQ.M.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements should be considered approximate and for illustrative purposes only. Prospective purchasers should confirm all dimensions themselves and no responsibility is taken for any error, omission or mis-statement.