

1/4 Ball Pl, Albion Park Rail, NSW 2527

Sold - 12/12/2017

Villa 3  1  2 



The complete package!

Within easy walking distance to shops ,public transport and the idyllic waters of Lake Illawarra, this beautifully presented spacious three bedroom villa is situated in a quiet cul de sac
The newly painted interior adds to the fresh, light filled vibrancy of the home and to its warmth and relaxing ambiance.

Open for Inspection

By Appointment.

The open plan living room flows invitingly outside to a lovely L shaped side and rear yard with a peaceful "Garden of Eden"feel and a private covered pergola area.

- Large built in wardrobes in 2 of the 3 bedrooms provides excellent storage
- Modern kitchen with quality appliances & stainless steel range hood.
- A newly modernized bathroom with bath & shower, separate wc.
- Reverse cycle air conditioning plus ceiling fans throughout
- Easy care bamboo flooring to open plan living area
- Property has both a single garage with internal access and a spanline carport
- A generous size rear yard to enjoy, self managed strata property.
- Great investment opportunity with numbers 1 & 2 / 4 Ball place brought to the market

Land rates \$1220.49 per annum

Insurance \$1051.70 per annum

Water rates \$822.50 per annum

Listed By

Graeme Dudgeon

