




**6/26-28 Bateman Ave, Albion Park Rail, NSW 2527**

**Sold - \$485,000**

Townhouse 3  1  1 



## Great Location

Conveniently located only moments to Koona Bay and approximately 350m walk to local shops and public transport including the train station is this beautifully presented three bed townhouse. This immaculate home is situated at the rear of the complex, perfect for the first home buyer, downsizer or professional wanting a low maintenance property close to all local amenities and 600m to lake Illawarra. A rental potential of approximately \$420 per week, the home also would make an ideal investment. 3 bed Townhouses of this caliber in this location are much sort after due to the low maintenance cost in a block of 10.

Just some of the home features;

- 3 great sized bedrooms, all with built in wardrobes
- Fantastic outdoor entertaining area
- Open plan living and dining area
- Split system air conditioned comfort
- 2 toilets separate to main bathroom
- Freshly painted, new carpets and beautiful floating floors throughout
- Single car garage with internal access

Outgoings;

- Strata: \$478 per quarter
- Water:\$240 per quarter
- Council: \$362 per quarter

For all enquiries please contact the team at Illawarra Estate Agents on 4229 8255

**Open for Inspection**

By Appointment.

## Listed By

Lisa McDonald

Daniel Ellem

Phone: (02) 4229 8255

Mobile: 0417 225 089

