



7 Albury Street Abermain, NSW

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## Sparkling presentation in lifestyle

Located in a sought-after area and just a stone's throw from Werakata National Park, this flawless gem will catch the eye of those seeking a quality move-in ready home. Fresh throughout and with a practical single level layout, it delivers 3-bedrooms plus office/rumpus, a living room with glorious bay windows and an impressive entertaining zone connecting to a child-friendly yard.

- Solid brick and tile construction with single level layout and attached carport
- Recently modernised electric kitchen with good storage and breakfast bar
- The kitchen is smartly presented and overlooks the entertainment area
- Connected living and dining spaces finished in a current colour scheme
- Lounge with a/c and sunny bay windows focusing on distant mountain views
- Three bedrooms, two robed, all serviced by a 2-way bathroom; second w/c
- Level corner block steps from Abermain Primary School and the bowling club

**Inspect:**

Saturday, 12th October 2024 10:40 - 11:00

**Price:** Guide \$599,000 - \$648,000

**Council Rates:** \$459.00 p/q

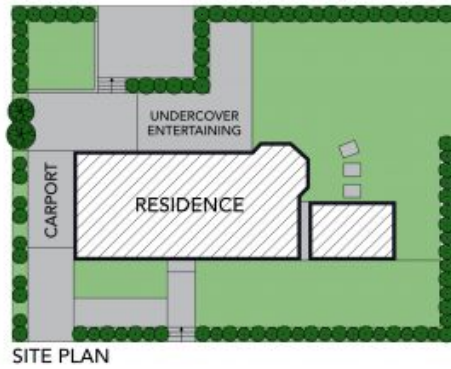
**Water Rates:** \$260.90 p/q



**Debra Ford**

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SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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