

**1/9-13 Karoo Street, Albion Park Rail, NSW 2527**



**Sold Townhouse**

Thursday, 14 December 2023

1/9-13 Karoo Street, Albion Park Rail, NSW 2527

**Bedrooms: 3**

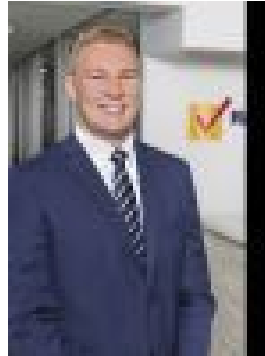
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Contact agent

Another SOLD by Right Choice, make us your choice...Exciting new development close to the lake! Perfect for first home buyers wanting to start their real estate journey or for the savvy investor looking for their next finance venture. Brand new, flawless living combined with a laidback lakeside setting is on offer in this modern complex, right near Koona Bay and within walking distance to the Albion Park Rail and Oak Flats Village. Each property offers a unique floor plan featuring sunlit open plan living areas effortlessly flowing onto private courtyards. Featuring:

- A choice of 14 different designs (13 contemporary townhouses and 1 stunning villa) with the opportunity to choose some of the internal colour schemes
- On offer is a vast selection of 3-bedroom designs, all with 2 bathrooms and single garaging
- The exterior blend of white clad, monument features and brick fencing with landscaped gardens will add to its ultra-modern outdoor appeal
- Premium quality finishes throughout including ducted air-conditioning
- Open-plan kitchen/lounge/dining opening onto your own courtyard
- Timber laminate flooring to living areas and carpet to all bedrooms
- Premium white kitchens with 20mm stone benchtops, breakfast bar, integrated dishwasher and black oven and gas cooktop (an option to select from three beautiful colour schemes to add your own style)
- Generous bedrooms with custom built-in robes (walk-in-robos and ensuites to the master bedrooms)
- The modern bathrooms feature floor to ceiling tiling, semi-frameless shower screens & frameless mirrors with the added bonus of a separate downstairs toilet in the townhouses
- Modern black tapware throughout the bathrooms and kitchen
- Remote garaging with internal access
- Some properties offer an extra car space with ample visitor parking to the complex
- Complete with driveway, landscaping, letterbox and clothesline
- Short walk to the lake foreshore, Albion Park train station, bus stop, restaurants and shops
- 5-10 minute drive Shellharbour City Centre & Stockland Shopping Centre and stunning beaches
- 20-minute drive to Wollongong CBD and 55 minutes to Sydney gateway (Sutherland)
- Due for completion early 2024

Finished with only the finest of inclusions you will be totally captivated by the stylishly sophisticated layouts that are on offer, all within easy reach of the Lake cycleway, boat ramp, CBD shops, primary and high schools.\*These properties meet the eligibility criteria for the first homeowner scheme and new homeowner grant, saving the first home buyer thousands. Contact us for further information, including a brochure booklet, floor plans and inclusions and set up a time to meet with us to view the colour selections on offer. \*\*\*Available 7 Days by Appointment\*\*\* - For more detailed information please call the Sales Team at Right Choice Real Estate