

**29 Shearwater Boulevard, Albion Park Rail, NSW  
2527**



**House For Sale**

Wednesday, 12 June 2024

29 Shearwater Boulevard, Albion Park Rail, NSW 2527

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 626 m2**

**Type: House**



Richard Griffiths  
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Ben Cohen  
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**\$1,150,000 - \$1,220,000**

This impeccable family residence is nestled in the natural surroundings of the Macquarie Shores, known for its tranquil environment, green spaces and serene lake foreshore. The ultimate entertainer, with a large level yard, established gardens, expansive pergola, and sparkling heated saltwater pool make 29 Shearwater a sanctuary for larger families. From the front entrance, the first living room greets you, sun drenched with alcove and views to the manicured streetscape. The lower level of the home is serviced by one of three well equipped bathrooms and offers a well sized bedroom with built in robe. A second generous living area is situated to the rear of the property, further enhanced with a pitched roof, and streaming with natural sunlight. To the upper level, ducted reverse cycle air conditioning and to the lower level, split system air conditioning provide year round comfort. The family chef will be inspired with a modern kitchen featuring ample storage, stone benchtop, gas cooktop, electric oven and dishwasher. A formal dining room and separate meals room is situated adjacent to the kitchen. To the upper level, the oversize master bedroom features walk in robe, ceiling fan, alcove, and well equipped ensuite with double vanity. The balance of bedrooms, all generous with built in robes and ceiling fans. Servicing the upper level, the main bathroom is well equipped with tub, shower, vanity, heatlamps, and separate WC. Keep your vehicles secure in the spacious double remote garage with internal home access. The large well-maintained yard is complete with a garden shed, and offers plenty of room for children to play and for your gardening aspirations to flourish. Gated side access with concrete drive provides additional storage for trailers. This exceptional home is situated in a prime location, within proximity to the lake, schools, parks, shopping centres, and public transport, providing convenience and lifestyle at your doorstep. Family homes in the Macquarie Shores are tightly held. Don't miss the opportunity to make 29 Shearwater Boulevard your forever home. Contact Richard Griffiths to schedule an inspection and experience the luxury and comfort of this remarkable property firsthand.