

**3/26 Albert Street, Bexley, NSW 2207**

**Raine&Horne.**

**Villa For Sale**

Tuesday, 2 April 2024

3/26 Albert Street, Bexley, NSW 2207

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 159 m2**

**Type: Villa**



Sam Epsimos  
0402373274



Michela Di Pasquale  
0416041551

## **Auction Price Guide \$1,000,000**

Tucked away at the rear of a boutique complex of just three, this spacious double brick villa delivers low maintenance living in a desirable pocket of Bexley. It showcases fluid open plan interiors and light filled living zones enhanced by breezy outdoor flow through glass bi-fold doors. The large backyard is ideal for vibrant alfresco entertaining and carefree day-to-day living. Fantastic as a first home, haven for young families or lucrative investment, the home offers great scope to personalise, modernise and further increase value (STCA). With Hurstville's cosmopolitan shopping precinct and station just six minutes away, it promises absolute convenience without sacrificing a lifestyle of privacy in a peaceful locale. The property is also located within the highly sought-after school catchment area for Hurstville Public School. • Welcoming combined living and dining zone framed by bi-fold glass doors • Generous sun-washed courtyard ideal for private alfresco entertaining • Functional separate kitchen presents fantastic scope to modernise (STCA) • Spacious bedrooms, each with mirrored built-in robes and ceiling fans • Bathroom features separate bath and shower, dedicated internal laundry • Air conditioning, easycare tiled floors throughout, carpet in bedrooms • Automatic lock-up garage with rear access to courtyard, parking space • Easy walk to Evatt Park, Bexley Park and buses to Hurstville Station • Moments to Kogarah CBD, ten minute drive to Brighton-Le-Sands Beach