

**7/32-34 Ash Ave, Albion Park Rail, NSW 2527**



**Townhouse For Sale**

Wednesday, 6 December 2023

7/32-34 Ash Ave, Albion Park Rail, NSW 2527

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Ben Linnehan



Ray White Albion Park  
0242570500

## **New to Market**

Impeccably preserved and positioned in a small development, this exquisite three-bedroom townhouse sets the standard for low maintenance living. The entry flows to the open plan lounge featuring floating floors leading to separate dining area with split system air conditioning for all year round comfort. Upgraded kitchen boasts functionality with sleek cupboards with black handles and stainless steel appliances. Three generous bedrooms, each adorned with built-in robes, provide ample space for personal retreat. Ducted air conditioning to second level. Enjoy the convenience of internal access to the lock-up garage, a valuable addition to this well-appointed residence. A second toilet and under stairwell storage adds practicality to the layout, while a private courtyard with a pergola enhance the outdoor living experience. Benefiting from affordable strata fees, this townhouse offers a prime location within walking distance to Aldi, schools, train station, sports fields and now a short drive to Park Central with Officeworks, Bunnings and other specialty stores. With easy access to the Princes Highway and M1, this property seamlessly blends convenience and luxury for a truly desirable lifestyle. For more information or to arrange an inspection, contact Ben Linnehan on 0414 563 113.