

**20 Stubbs Rd, Albion Park, NSW, 2527**



**House For Sale**

Saturday, 14 September 2024

20 Stubbs Rd, Albion Park, NSW, 2527

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nathan Campbell

## **Convenience, comfort, style and space**

On one of the towns most sought after streets, this four bedroom home has space and style to surprise, with some truly unique elements making it that little bit special!

From the street, you'll note the extra off street parking afforded by the estate style loop driveway and the custom built street facing bar, perfect for a morning coffee or a sunset sips. Step inside and note the generous air conditioned lounge room, a comfortable place to relax at the end of the day.

The master suite is the perfect balance between north facing light and privacy, with the essential ensuite and walk in robe.

The kitchen is well sized, inclusive of a cosy breakfast bar, with a view to both the dedicated dining area, the large alfresco and the yard beyond.

A central air conditioned family room provides the all important second TV space, plus desk space to study or work from home. Bedrooms 2, 3 and 4 are well sized with built in wardrobes, garden views and handy to the family bathroom with separate WC.

Outside, this home is a step above the rest with a massive covered alfresco, with plenty of space for outdoor living and dining. It goes without saying that it would also lend itself remarkably well to entertaining family and friends alike! From here the level, securely fenced yard has the ideal balance of existing landscaping, a garden shed, and plenty of space to enable you to create your ideal vision of what a great yard should be.

Speaking of great, the double remote garage is oversized, and has the added ace of drive through access into the rear yard, where the alfresco area can provide extra protected space. Still need more? We've got you. Our owners have thought ahead and have plans approved for another separate 8m x 7m shed for you to build when the time is right! Sitting on a 612sqm block (approx.), you will still have yard to spare.

With a cafe at the end of the street, a tightly held position in amongst leafy parks with sports fields, recreation spaces and schools within a short level walk, and easy access back into Albion Park and beyond, you'll be hard pressed to find a location with the same balance of convenience and space.

This home has been loved by our current owners who have enjoyed many happy years here. I invite you to get in touch early to come and see a home which has a lot to offer!