

**40 Kimbeth Crescent, Albion Park Rail, NSW 2527**



**House For Sale**

Sunday, 23 June 2024

40 Kimbeth Crescent, Albion Park Rail, NSW 2527

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 959 m2**

**Type: House**



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## Auction

Discover the perfect blend of space, comfort, and convenience with this exceptional property located in a peaceful cul de sac. This freestanding brick and tile house is set on a generous 959m<sup>2</sup> block and offers a wealth of development potential (STCA), feasibility drawings available on request. This home boasts three spacious bedrooms, all with built-in robes. The main bedroom features a split system air conditioner, while the second bedroom includes a ceiling fan for added comfort. Enjoy the separate family room that opens up to a pergola-covered alfresco area, ideal for entertaining and relaxation. The modern and well-equipped kitchen includes a gas cooktop, Miele appliances, and a dishwasher, making meal preparations a breeze. The modern bathroom boasts floor-to-ceiling tiles, and there are two toilets for added convenience. For climate control, the home features split air conditioning, roller shutters, and ceiling fans throughout, ensuring comfort in all seasons. Fitted with solar panels and an electric hot water system, this home is both eco-friendly and cost-effective. Outdoor space includes drive-through access through a double car garage, plus a separate detached garage workshop. The pergola area offers a pleasant view of the nearby playground, perfect for families with children. Additionally, there is a non-compliant inground fiberglass spool for relaxation and leisure. The property enjoys excellent proximity to Albion Park Rail Primary School, is close to Aldi and specialty stores for all your shopping needs, and has convenient access to the train station and the M1 to Wollongong, making commuting a breeze. This property is brimming with potential and presents a fantastic opportunity for families, investors, or those looking to create their dream home in a sought-after location.