



9 Ash Avenue Albion Park Rail, NSW

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### Fabulous opportunity to enter the market

Offering a private setting with lush garden surrounds, this well presented home provides an unmissable opportunity for first homebuyers. Spreading across a spacious dual level layout, it impresses with a choice of living spaces, including a versatile sunroom which overlooks the backyard. Its ideal location provides gate access directly to Albion Park Oval, plus it's close to shops and schools.

**Price:** \$610,000



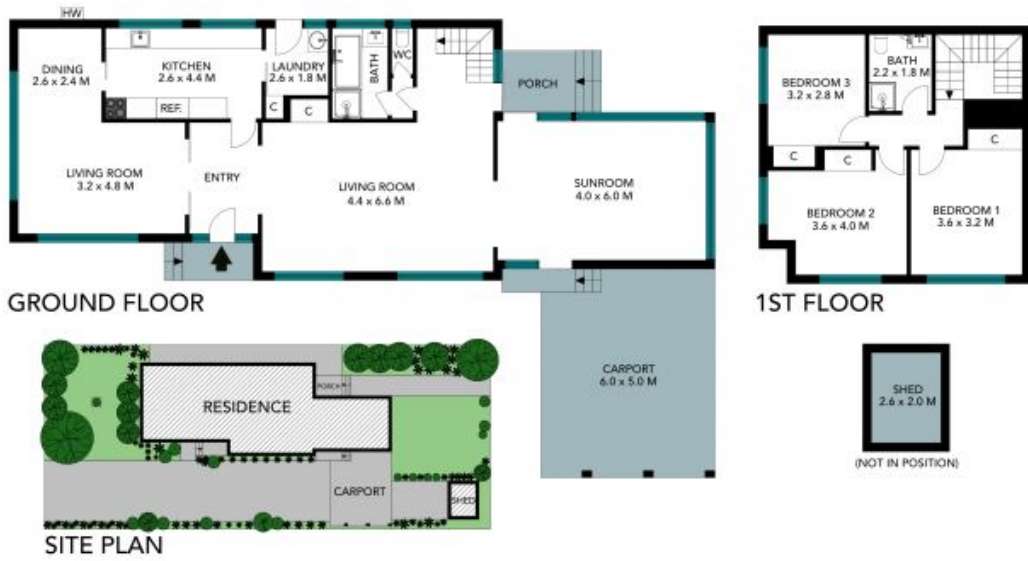
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The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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GROUND FLOOR

1ST FLOOR

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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