



## Albion Park Rail, NSW

4 Lobelia Street

**3**  
BED

**2**  
BATH

**3**  
CAR

### AUCTION ONSITE 2:30PM SATURDAY 13TH MAY

IDEAL 1st HOME BUYER! This three bedroom brick home sits on a level decent sized 598m<sup>2</sup> block of land. The enclosed and private front courtyard is a place to relax and ideal for the gardening enthusiast. Kitchen with an island bench adjoins a large living area which flows onto an undercover alfresco entertainment area. Generous sized bedrooms with an ensuite in the master bedroom. Double lock-up garage with single drive-through to car port, perfect for a boat or trailer. With a bit of tender loving care and refurbishment you could transform this house into your ideal dream home or an ideal investment for the astute investor. Handy location with a short drive to local shops including Aldi as well as Stockland Shellharbour City. Easy access with the new Freeway to Wollongong the north or Kiama to the south.

### AUCTION PRICE GUIDE

**\$650,000-\$690,000**

**Contact:** Paul Spinelli  
0415 112 702  
Adam Spinelli  
0447 771 445

**Type:** House

**Sold Date:** 13/05/2023

**Land:** 598Square Metres

<https://www.spinellirealestate.com.au>



DISCLAIMER Spinelli Real Estate used the best endeavours to make the information on this floorplan accurate and true. Unit areas if shown are approximate only. Spinelli Real Estate do not guarantee or warrant the accuracy or correctness of any information or statement contained in the above floor plan. Buyers should not rely on this floorplan as indicating the final design, appearance, content or as constructed format of the building. Buyers must make and rely on their own enquiries and should obtain advice in making any decision based on the information contained herein.

**SPINELLI**   
REAL ESTATE

Plans shown are only indicative of layout. Dimensions are approximate.

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