



15 Craft Street, LAKE ALBERT, NSW 2650

A Golden Opportunity

The land was purchased 40 years ago, the house was built the following year, and it's been a brilliant family home in a whisper quiet location ever since.

Unlock a golden opportunity with the purchase of this turnkey operation in the heart of the Lake Albert Village.

Upon entering the home, you are greeted with a mirrored entrance and a tiled hallway which leads you into the main bedroom.

The master bedroom features electronic security shutters, roller blinds, sheer curtains, block-out curtains, a ceiling fan and a mirrored built-in wardrobe.

Bedrooms 2-3 offer comfort and privacy with roller blinds, sheer curtains and block-out curtains.

Year-round comfort is provided with evaporative cooling and gas heating.

TYPE: For Sale

INTERNET ID: 128P0013

SALE DETAILS

\$700,000

CONTACT DETAILS

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Jerome Smith
0412 786 571

The original main bathroom is as neat as a pin and features a shower, corner bath and wash basin. A separate toilet, which connects to the laundry, is ideal for the busy family.

Prime for entertainment, the carpeted formal lounge and dining room are complete with security shutters, roller blinds, sheer curtains and block-out curtains.

A beautiful centrepiece of the home, the Tasmanian Blackwood kitchen features a Smeg electric cooktop, rangehood, Smeg electric oven and great cabinetry.

The outdoor alfresco provides plenty of room for a BBQ and flows seamlessly onto the pergola area. The neat and tidy grassed area is ideal for a trampoline, kicking a footy and summer backyard entertainment. Rear side lane access is an added bonus.

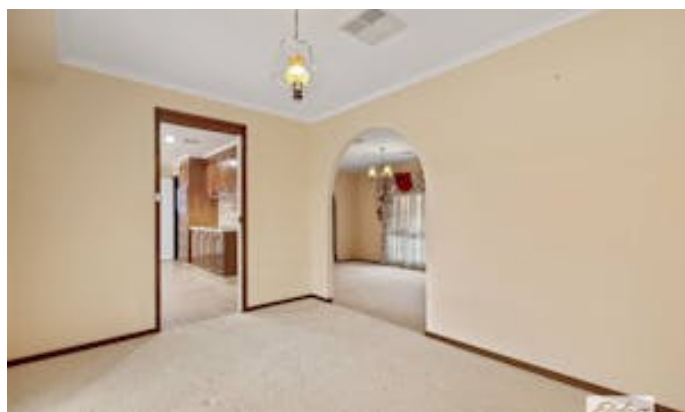
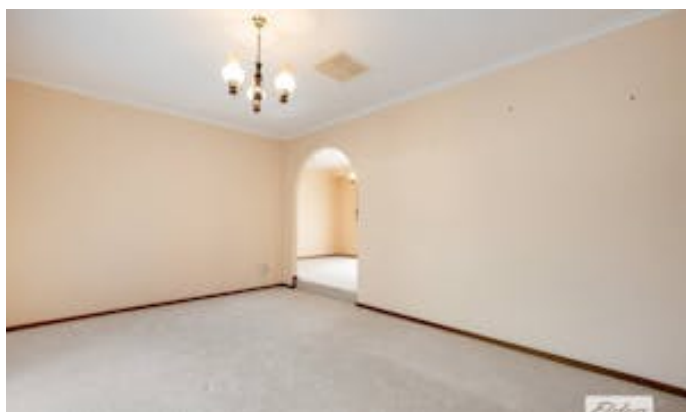
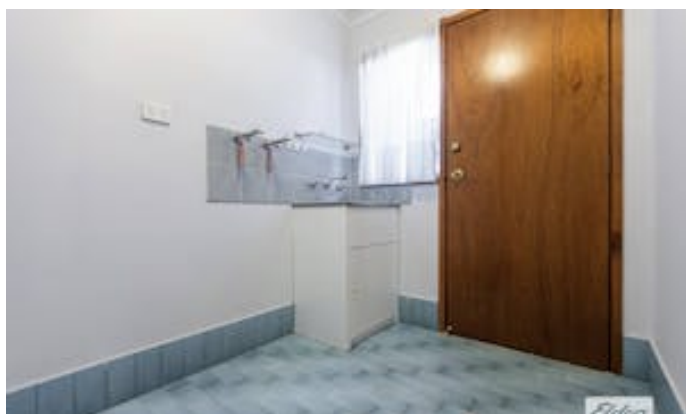
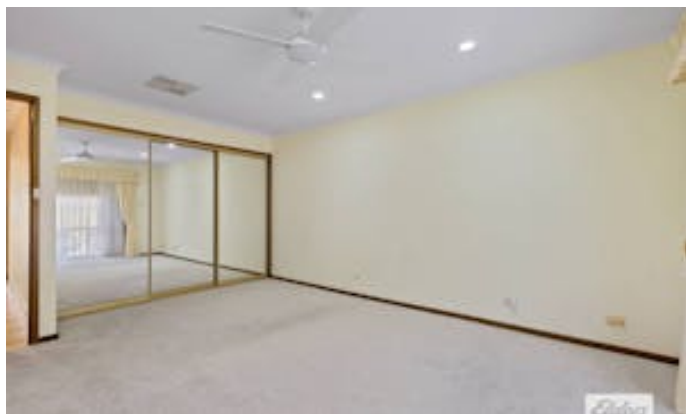
An oversized double lock up garage has plenty of space for a workbench while an overall parking footprint for 8 cars provides many options for the growing family and the busy tradesperson.

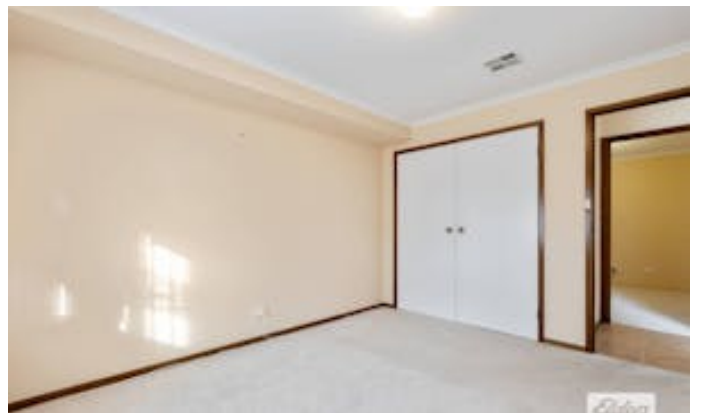
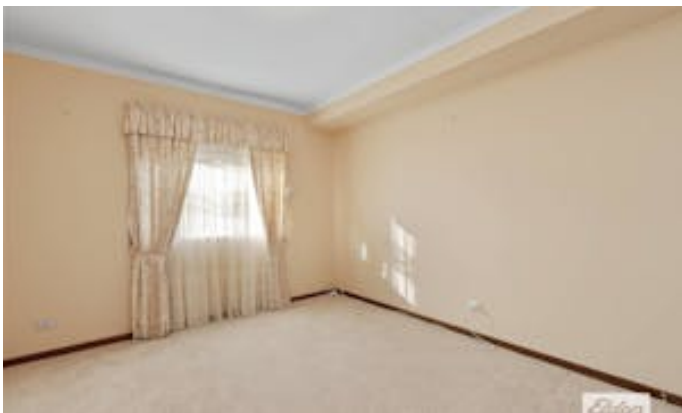
Within close range to Lake Albert Primary School, Mater Dei High School, Lake Albert Shopping Village and the Lake Albert Lake Precinct this won't last long.

Call now to arrange your inspection.

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust

- Land Area 714.00 square metres
- Building Area: 147.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 7
- Single garage

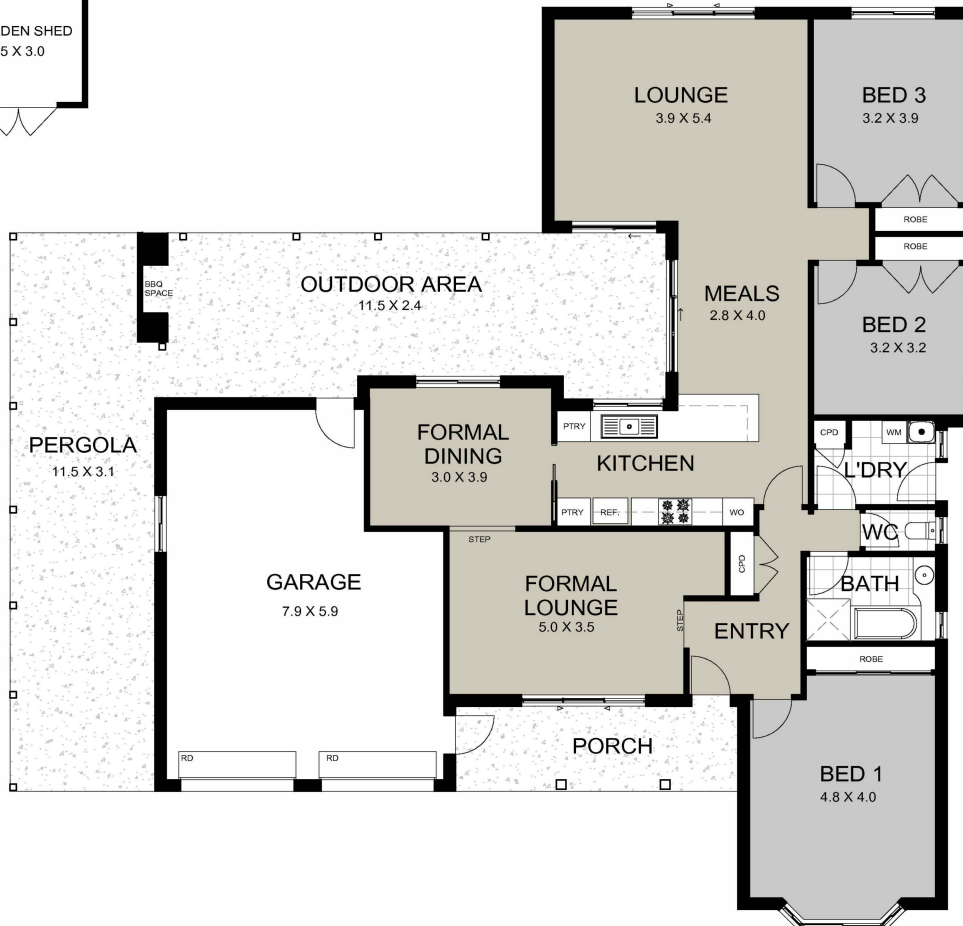
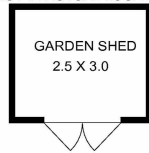








NOT IN ACTUAL LOCATION



Elders

Jerome Smith

0412 786 571

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Lake Albert
NSW 2650



RESIDENCE APPROXIMATE AREA

INTERNAL AREA		147 SQM
EXTERNAL AREA		83 SQM
GARAGE		42 SQM
TOTAL		272 SQM

F = FRIDGE
CPD = CUPBOARD, WM = WASHING
MACHINE, FP = FIRE PLACE

Plans are not to scale & should be used
as a guide only. Measurements are in
metres.
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