



## Spacious Single-Storey Home in a Prime Location



5



2



2

### 5 Franklin Place, Albion Park

Price Guide: \$1,050,000

Located on a generous 630m<sup>2</sup> block, this easy-living single-storey home is the perfect blend of comfort and convenience. With a flexible floor plan and plenty of room to move, it's the ideal space for growing families or anyone who loves a bit of extra room to stretch out.

Step inside and you'll be greeted by a spacious front lounge area, complete with a built-in bar – perfect for relaxing after a busy day or entertaining friends. The formal dining room adjoins the main lounge, offering a great spot for family dinners or hosting guests. As you move through the home, you'll find even more living and dining areas, all surrounding a spacious, gas-equipped kitchen that's ready to handle everything from busy weeknights to casual weekend meals.

The home has been designed with easy living in mind, featuring low-maintenance finishes and a neutral colour scheme that makes everything feel fresh and bright. Large windows and two sets of sliding doors bring an abundance of natural light inside and give you a great flow from the living areas to the outdoors. The alfresco space is perfect for weekend BBQs or relaxing with the family. The flat, child-friendly lawn and garden shed make it a great spot for the kids to play or for extra storage. And for those hot summer days, you'll love the heated saltwater pool – perfect for relaxing or cooling off all year round.

The master bedroom is a peaceful retreat with its own walk-in wardrobe and a sleek ensuite.

<b>Property ID:</b>	L32258340
<b>Property Type:</b>	House
<b>Garages:</b>	2
<b>Land Area:</b>	630.0 sqm

**Corey Hamilton**  
0474705842  
corey.hamilton@berry.rh.com.au

With ducted air conditioning throughout, you'll always be comfortable, no matter the season. The home also has an alarm system for peace of mind, plus a double garage with internal & drive through access for extra convenience.

On top of all that, this home is in a fantastic location – Situated within the Mount Terry school catchment and just minutes from Albion Park High School, St Joseph's Catholic High School, and the amazing Shellharbour Square shopping centre. Plus, you're only a short drive away from the pristine beaches Shellharbour is famous for.

For further details or to arrange a private viewing, please contact listing agents Corey Hamilton on 0474 705 842 or Jason Dorling on 0438 425 574.