



Refined Country Living With Coastal Convenience.



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## 24 Spoonbill Place, Albion Park Rail

### New to Market

Tucked away in a quiet, leafy enclave, 24 Spoonbill Place is a rare blend of refined country living and coastal convenience. This beautifully renovated home sits within an immaculately presented equestrian property, offering the perfect sanctuary for horse enthusiasts, families and those seeking space without compromising on style.

The residence itself exudes warmth and quality, with four generous bedrooms, two elegant bathrooms and light-filled living spaces that capture the surrounding greenery. A newly designed kitchen, bespoke wardrobes and a thoughtfully appointed laundry bring both beauty and practicality to everyday living. The home office provides a private retreat for work, while a covered outdoor entertaining area offers the ideal setting for gatherings in every season. A double garage, carport, 6 × 8m storage shed and solar panels add further convenience.

Purpose-built for equestrian pursuits, the property is a true haven for riders. Four individual paddocks and two larger group paddocks are serviced by automatic water troughs and town water, all enclosed by classic post-and-rail fencing. An Olympic-size dressage arena and 19 metre round yard, both fitted with lights, ensure training can continue well into the evening. A horse crush, three stables and two tack sheds make caring for your horses effortless. A flat paddock is perfectly suited for a show jumping course, and the dam, with its solar-powered pump system, completes the property's thoughtful infrastructure. Access and parking for horse trucks and floats is easy and generous.

Property ID:	L36111128
Property Type:	House
Garages:	2
Land Area:	8.6 acres

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The lifestyle here is as rich as the land itself. The property backs onto a nature reserve and bike track with a children's playground, while Macquarie Rivulet is right at your doorstep for fishing or kayaking. Within minutes you can explore Illawarra escarpment walking trails, shop at Shellharbour Square or enjoy pristine beaches including The Farm at Killalea, recognised as a National Surfing Reserve. Shellharbour Marina, Wollongong and the airport are all within easy reach, ensuring that while you enjoy rural tranquillity, the coast and city are never far away.

Equestrian properties of this calibre, with such a perfect balance of functionality and beauty, are rarely offered to the market. 24 Spoonbill Place is more than a home, it is a lifestyle to be cherished.