1/12 Mulga Place, West Albury, NSW 2640
Townhouse For Sale

Monday, 17 June 2024

1/12 Mulga Place, West Albury, NSW 2640

Bedrooms: 3   **Bathrooms: 2**   **Parkings: 2**   **Area: 478 m2**   **Type: Townhouse**

Rahul Goyal
0430014327

$475,000

A stunning townhouse located in the desirable area of West Albury. Constructed by awarding winning builder Trentwood Homes and finished to a high standard, this contemporary 3 bedroom townhouse is one of two on the block and is the perfect entry point for a first home buyer, empty nester or investor.Modern kitchen including a 5 burner gas stovetop, electric oven, dishwasher with ample storage. The separate dining room is perfect for enjoying family meals together. This space seamlessly connects to the rear decked alfresco, creating an ideal setting for indoor-outdoor living and entertaining.The property also boasts a second living room with ducted gas heating, and evaporative cooling throughout, ensuring your comfort all year round. The master bedroom includes an ensuite and walk in robe, with bedrooms 2 and 3 offering built in mirrored robes and a full bathroom.The surrounds are low maintenance with cosy gas fireplace, secure yard with side access, garden shed and a double lock up garage.Located in West Albury, the property is a short drive to Pemberton Pantry, West Albury Public School and Albury's eateries and Albury CBD.With a price guide of $475,000, this townhouse offers fantastic value for money in a sought-after location. Don't miss out on the opportunity to make this property your new home - schedule a viewing today!Council Rates: $1,102.92Water Rates: $855.25 plus consumptionCurrent Rent: $450 per weekAnticipated Rent: $500 per weekStrata: $362 pqLand size: 478m