

**1/21 Shuter Avenue, Thurgoona, NSW 2640**

STEWART | GOULD

**House For Sale**

Thursday, 25 January 2024

1/21 Shuter Avenue, Thurgoona, NSW 2640

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 435 m2**

**Type: House**



Lachlan Stewart  
0499778284



Stephen Stewart  
0418321815

**\$530,000**

Set on approximately 435m<sup>2</sup>, this delightful two-bedroom residence is the perfect fit for first-time buyers, astute investors, downsizers, and those seeking a serene, low maintenance lifestyle. Nestled in a highly sought-after location, this modern home is opposite both Thurgoona Plaza Shopping Centre and Charles Sturt University. With the vibrant Albury CBD less than 8km away, you'll enjoy the perfect balance of peaceful living and city convenience. The property features two living areas, bathed in natural light, and an open plan layout that includes dining space and a bright, contemporary kitchen including stone benchtops and sleek stainless-steel appliances. The master suite is a tranquil retreat, featuring built-in robes and an ensuite, ensuring privacy and comfort. Bedroom two has built in robes and a ceiling fan and is serviced by the modern bathroom and separate toilet. Entertaining is a breeze with the undercover alfresco area, ideal for outdoor dining or simply relaxing while overlooking the beautifully maintained garden. Additional features include a lock up garage, ducted evaporative cooling and gas ducted heating. Rates: \$1297.40; Water: \$855.25 plus consumption. All best efforts have been made to ensure the information provided is true and correct, however we cannot guarantee its accuracy. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained herein. Prospective purchasers should make their own enquiries to verify the information contained in this document.