

**1/553 Smollett Street, Albury, NSW 2640**

**SN STEAN NICHOLLS**

**Apartment For Sale**

Tuesday, 26 March 2024

1/553 Smollett Street, Albury, NSW 2640

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Contact Agent

Located in the heart of Central Albury, Florin House exudes a rich historical charm and offers only six exclusive luxury apartments. Among them, Apartment 1 stands out as a haven of refined living, blending classic opulence with urban sophistication. This distinguished single-level residence boasts three generously sized bedrooms, with the master suite featuring a walk-through robe and an exquisite en-suite bathroom. The open living and dining areas seamlessly flow onto a private north facing alfresco space, showcasing stunning views of the CBD skyline and treetops. The gourmet kitchen, a chef's dream come true, featuring elegant stone benchtops, a spacious pantry, and modern appliances, including a dishwasher. Throughout the expansive layout, residents enjoy year-round comfort thanks to ducted reverse cycle air conditioning, with practical features such as ample storage and a separate courtyard. Security is paramount at Florin House, offering residents peace of mind with a fully secure building, two designated parking spaces, a storage cage, and secure lift access. Immerse yourself in the luxury of Florin House, where exclusivity meets convenience in the heart of Albury. Surrounded by vibrant culture, Apartment 1 is just moments away from the bustling cafes, restaurants, and bars of Dean Street. Additionally, its unique north-facing aspect ensures abundant natural light and warmth throughout the day. Residents can take leisurely strolls to Noreuil Park and the MAMA Art Gallery, while convenient access to bus stops and the freeway makes commuting between Albury and Wodonga effortless. Discover a lifestyle of unparalleled comfort, accessibility, and charm at Florin House, where every detail is meticulously crafted to offer the epitome of refined living. Features: • Three bedrooms • Two bathrooms • Open plan kitchen • Enclosed alfresco area • Lift access • Double parking space with storage cage • Walking distance to Dean Street & Centro Plaza