

1009 Sylvania Avenue, North Albury, NSW 2640

 **IAN RITCHIE**

House For Sale

Tuesday, 12 March 2024

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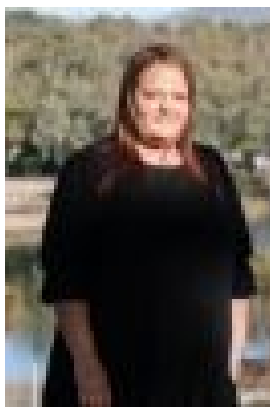
Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 904 m2

Type: House



Stephanie Pearson
0473651230

\$480,000

CALLING ALL BUYER TYPES!!! - This feel good 3 bedroom family home offers opportunities for all buyer types alike - An affordable option for the first home buyer to enter the market, a superb portfolio addition, and for the developers.... there is plenty of room to further develop on the very generous sized 904m² flat block of land (STCA). Situated in the heart of North Albury and tucked away in quiet yet ultra convenient area, this home provides uncomplicated and direct access to all your local needs and a short commute to Albury CBD. Well maintained and cared for throughout the years 1009 Sylvania Avenue presents an endless opportunities, privacy, character, space and versatility. Additional features of the home include a walk-through robe to master bedroom, split system heating and cooling, central and functional kitchen with electric cooking and separate meals and laundry areas. Outside offers a covered patio area, single garage, and a sizable rear yard. Investors take note - a rental estimate for this property would expect you to return \$470 per week. Please contact the sales team to arrange your inspection or for further information. Disclaimer: Ian Ritchie Real Estate make every effort to ensure information provided to our agency from reliable sources are as accurate and transparent as possible therefore we accept no responsibility for the accuracy and advise all prospective clients to seek their own independent advice and due diligence checks prior to proceeding with any future property transactions.