

# 117 Corrys Road, Thurgoona, NSW 2640



## House For Sale

Saturday, 25 November 2023

117 Corrys Road, Thurgoona, NSW 2640

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 7558 m2**

**Type: House**



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**\$550,000**

Come one, come all – explore this extraordinary parcel of land spanning just under 2 acres. This expansive property offers a unique opportunity without the hefty million-dollar price tag. Whether you envision a paddock and stable for your horse, a vast garden oasis, or simply ample parking space, this block has it all. While both the house and the block require a bit of tender loving care, the potential payoff is undoubtedly worthwhile. The brick veneer, three-bedroom house boasts a tiled roof and a generous ceiling height of 2775mm. Wood-look vinyl flooring graces the entire interior. For climate control, there's a split system for heating and cooling, complemented by a wood heater and overhead fans. Two bedrooms feature built-in robes, while one offers space for additional storage. Though the kitchen and bathroom underwent renovations a few years ago, they now require a touch-up, particularly the kitchen cupboard doors, and the installation of a new stove and dishwasher. At the rear of the home, a spacious double carport stands ready, serving not only as a shelter for vehicles but also as a potential private alfresco area. Only three minutes away from Thurgoona Public School, five minutes to the Thurgoona Plaza, and within ten minutes of central Albury, this is the perfect spot for families! It's worth noting that the land adjacent to and behind this block is zoned industrial. **IMPORTANT:** Restrictions apply to the land use due to its environmental zoning, prohibiting the construction of massive industrial sheds. However, some shedding is feasible with council approval. Don't miss the chance to seize this rare opportunity. Call now to schedule an inspection and secure your stake in this remarkable property.