

**117 Larmer Street, Howlong, NSW 2643**

**House For Sale**

Tuesday, 21 May 2024



117 Larmer Street, Howlong, NSW 2643

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 978 m2**

**Type: House**



Harley Maclachlan  
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**\$485,000**

Perfectly positioned in the heart of Howlong, on the banks of the Murray River, this home is ideal for first-home buyers, investors or downsizers, offering a peaceful country lifestyle, all within 30 minutes of Albury and Wodonga. The large front-facing window floods the L-shaped living space with natural light, creating a warm and inviting atmosphere, perfect for entertaining or relaxing. The separate dining space off the kitchen offers flexibility for both informal and formal dining options. The updated kitchen is ideal for the home chef, boasting expansive bench space, ample storage options, and an updated oven, cooktop and dishwasher. The three spacious bedrooms offer built-in robes, ceiling fans and fresh carpet and are serviced by the central bathroom, with a separate shower and single vanity. The master bedroom boasts an ensuite bathroom for added convenience and access to the covered patio overlooking the backyard. The large, low-maintenance backyard offers the option to cultivate your dream backyard oasis or enjoy low-maintenance living with plenty of room for the kids to play. Take advantage of this opportunity to create a peaceful country lifestyle in Howlong; enquire today! Disclaimer: Some or all of these images have been digitally modified in part to clearly represent the permanent features of this property.