

# 12 Jarrah Court, East Albury, NSW 2640

 STEAN NICHOLLS

## House For Sale

Monday, 27 November 2023

12 Jarrah Court, East Albury, NSW 2640

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 744 m<sup>2</sup>

Type: House



Lachlan Hutchins  
0457888212



Kim Semmler  
0473888802

## **Auction Saturday 16th December at 10:30am**

A tightly held position within Eastern View Estate, 12 Jarrah Court is perfectly positioned within a quiet cul-de-sac, just steps from two local parks, Mungabareena Reserve, The Albury Base Hospital and East Albury shopping precinct. The paramount position will be appreciated by those seeking a quiet residential haven within a short reach of all amenities. Situated on a flat level block, the home comprises generous living zones and offers three separate areas in the form of lounge, family and rumpus rooms for desired segregation. The kitchen includes gas cooking, dishwasher, plenty of bench space and breakfast bar. A preferred north facing alfresco space offers entertaining potential in warmer months. Accommodation consists of a segregated master bedroom with ensuite and walk in robe. Bedrooms two, three and four all contain built in robes. Modern practicalities include ducted gas heating and evaporative cooling throughout as well as polished timber floors. A well-proportioned rear yard offers plenty of space for growing families. A double garage delivers car accommodation while a large shed and workshop offers a haven for the tradesperson or space for extra storage. Situated in one of Albury's most tightly held estates, 12 Jarrah Court boasts a wonderful lifestyle to all demographics. An inspection will leave you appreciating. Features:- 4 bedroom family home- 2 living zones- Segregated master bedroom with ensuite & walk in robe- North facing alfresco- Ducted gas heating , ducted evaporative cooling- Rear yard access