

**17 Wattle Way, West Albury, NSW 2640**



**Sold House**

Friday, 3 November 2023

17 Wattle Way, West Albury, NSW 2640

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 889 m2**

**Type: House**



Andrea Lever



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**\$487,500**

Discover a residence where comfort intertwines with practicality. Nestled in the heart of West Albury, this four bedroom family home is the perfect choice. Each bedroom is a sanctuary, complete with built in robes and ceiling fans, ensuring comfort in every season. The master suite will impress with its walk in wardrobe and a private ensuite. As you step into the property, a formal living area greets you, setting the tone for what lies within. The heart of the home is the open plan living, dining, and kitchen area, where culinary dreams come to life. The kitchen boasts modern amenities including an electric oven, gas cooktop, dishwasher, and plenty of bench space. For those who work from home or cherish a quiet reading space, the study room with built in storage is a bonus. The main bathroom is inclusive of a bathtub and has the convenience of a separately appointed toilet and laundry with added storage. Comfort is paramount with gas wall heating, ducted cooling, and ceiling fans throughout. The double car garage ensures your vehicles are secure, with the added convenience of roller door access to the backyard. Entertain or relax in the expansive undercover alfresco area, overlooking a secure, low-maintenance yard and a handy garden shed, set on a generous 889 sqm block there is plenty of space for the entire family! The location is the cherry on top, positioned in a quiet cul de sac, only a stone's throw from Bonnie Doon Park, and just a short drive to Albury Wodonga Private Hospital & West Albury Public School plus the heart of Albury is a mere 4 minute drive away. With a rental estimate of \$550 this is a fantastic opportunity for the savvy investor but would be perfect to call home! Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.