

**2/561 Cattlin Avenue, North Albury, NSW 2640**



**Townhouse For Sale**

Thursday, 7 December 2023

2/561 Cattlin Avenue, North Albury, NSW 2640

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 122 m2**

**Type: Townhouse**



Clinton Gilson

0418470611

**\$369,000**

This gorgeous 2 bedroom residence is sure to impress providing a fantastic opportunity for investors looking to add to their investment portfolio or first-home buyers looking to take their first step onto the property ladder. Beautifully maintained brick veneer townhouse boasts 2 living areas and a lovely entertaining area. The townhouse offers spacious living areas, low maintenance grounds, and plenty of bonus features that one lucky purchaser will enjoy. The townhouse is set at the rear of only 2 on the block and is designed to provide comfortable, low maintenance living and the freedom to relax in a convenient location. Ideal North Albury location, the property is within easy access to both Albury's CBD and Lavington shopping precinct, and close proximity to schools, sporting facilities, parks, walking tracks, and public transport. The property features – - 2 bedroom townhouse- Built-in robes and ceiling fans in both bedrooms- Open plan lounge and dining room with gas heater and refrigerator air conditioner- Separate living room with ceiling fan- Kitchen is complete with electric cooking and dishwasher- Full bathroom with separate toilet- Large separate laundry- Ducted cooling throughout- Security system- Covered private entertaining area with ceiling fan and gas bayonet fitting- Enclosed back yard- Garden shed- 5kw solar panels- Single lockup garage- Extra car parking space All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiry.