

**204 Gulpha Street, North Albury, NSW 2640**



**House For Sale**

Wednesday, 12 June 2024

204 Gulpha Street, North Albury, NSW 2640

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 803 m2**

**Type: House**



Andrea Lever



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## ONLINE AUCTION

Welcome to 204 Gulpha Street, North Albury, a charming brick family home that effortlessly combines comfort, style, and practicality. Perfectly positioned for convenient living, this residence offers everything a growing family needs. Step inside to discover four well appointed bedrooms, each featuring built in robes for ample storage. The master bedroom is a true retreat, boasting a new split system for year round comfort and a private ensuite with a vanity, shower & toilet. The heart of the home is the spacious kitchen and dining area, designed to cater to all your culinary needs. Equipped with an electric oven & cooktop, dishwasher & pantry, this kitchen ensures meal preparation is a breeze. The dining area seamlessly flows from the kitchen, creating an inviting space for family meals & entertaining. For those seeking additional space, the separate lounge provides a cozy atmosphere for relaxation, complemented by a bonus nook ideal for work or study. Day/night blinds throughout the property enhance privacy & light control, adding to the home's functionality. Comfort is paramount, with gas heating & split system air conditioning ensuring a pleasant climate throughout the year. Vehicle accommodation is well catered for, with a tandem garage and double carport offering space for up to four cars. The secure yard with side access provides a safe haven for children & pets, while the front verandah adds a touch of charm to this tidy home. Location is key, and this property excels with its proximity to Lavington Square, local schools, and parks. Easy freeway access and a 7 minute drive to Albury CBD ensures you're never far from essential amenities and city conveniences. With a rental estimate of \$550 per week, 204 Gulpha Street, North Albury, presents an excellent investment opportunity. Don't miss out on this fantastic property, contact us today to arrange a viewing and discover the potential of this North Albury gem. 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.