

22 Rosedale Drive, West Albury, NSW 2640

 IAN RITCHIE

House For Sale

Thursday, 16 May 2024

22 Rosedale Drive, West Albury, NSW 2640

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 911 m2

Type: House



Hayley Muggivan
0260259260



Stephanie Pearson
0260259260

\$549,000

This well-maintained and renovated family home presents as an exciting opportunity for all buyer types alike – the perfect first home purchase, a quality investment or investigate further development options (STCA). Upon entry you will be greeted by the light filled living room with air conditioning, ceiling fan and gas heating, recently painted throughout and updated flooring throughout, open plan meals and functional kitchen offering an abundance of storage options and a modern feel. The three bedrooms, two of which include BIRs, are serviced by the updated main bathroom, which has been thoughtfully renovated and finishes this home inside to perfection, including the updated laundry facilities, maximising space, and functionality. Outside is perfect for the entertainer with an outdoor area adjoining the inground swimming pool and to finish the outdoor area and pool, the rear yard is complete with low maintenance lawns and above ground vegetable gardens. Additionally, the property includes a double lock up garage providing secure car accommodation. Boasting a convenient location the heart of West Albury directly across from Bonnie Doon Park and sitting on an elevated and very generous sized 911m² (approx.) corner block, merely 1.5km from Albury's CBD, providing easy access to the best of local amenities, from shopping and dining to leisure and entertainment. Inspection is a must to appreciate all this beautiful home has to offer, contact your sales team to arrange your viewing or for further information. Currently tenanted fixed term until July 2024. SNAPSHOT:- 3 bedrooms- freshly painted & new flooring- open plan kitchen & meals- ample storage- full renovated bathroom- perfectly positioned- outside entertainment- inground swimming pool THE NUMBERS:- Water – \$885 approx. (excl consumption) per annum- Rates - \$1980 per annum Disclaimer: Ian Ritchie Real Estate make every effort to ensure information provided to our agency from reliable sources are as accurate and transparent as possible therefore we accept no responsibility for the accuracy and advise all prospective clients to seek their own independent advice and due diligence checks prior to proceeding with any future property transactions.