

# 22 Strauss Street, Springdale Heights, NSW 2641

STEWART | GOULD

## House For Sale

Friday, 5 April 2024

22 Strauss Street, Springdale Heights, NSW 2641

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 315 m2

Type: House



Grahame Gould  
0412480663



Lachlan Stewart  
0499778284

**\$480,000**

Offering low maintenance, contemporary living this immaculate three-bedroom townhouse, is a perfect match for first-time buyers, downsizers and savvy investors alike. The home exudes a fresh, modern feel, complemented by a practical layout that maximises space and natural light. The master bedroom features a walk-in robe and an ensuite for added privacy and comfort. The additional two bedrooms are both fitted with built-in robes and are serviced by a central family bathroom, complete with a separate toilet, ensuring ample space for family living or guest accommodation. The heart of the home is the sleek kitchen, featuring stainless steel appliances and island bench with a breakfast bar, perfect for casual dining. The open-plan living and dining area offers a seamless flow onto an alfresco space overlooking the established lawns and tastefully designed gardens—requiring minimal upkeep for those with a busy lifestyle. The home also offers the practical elements such as ceiling fans and reverse cycle heating and cooling for year-round comfort. Additionally, water tanks and a garage with remote and internal access enhance everyday living. Located less than 1km to IGA and the Springdale Heights Tavern, 2.5km to Lavington Square and only 6km to Albury CBD and occupying a low-maintenance block of 315.3m<sup>2</sup>, this townhouse ensures a blend of privacy, space and convenience. Rates: \$1256.89 per annum, Water: \$855.25 plus consumption. All best efforts have been made to ensure the information provided is true and correct, however we cannot guarantee its accuracy. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained herein. Prospective purchasers should make their own enquiries to verify the information contained in this document.