

**28 Townsend Street, Howlong, NSW 2643**

STEWART | GOULD

**House For Sale**

Thursday, 16 November 2023

28 Townsend Street, Howlong, NSW 2643

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 763 m2**

**Type: House**



Lachlan Stewart  
0499778284



Stephen Stewart  
0418321815

## Contact Agent

EXPRESSIONS OF INTEREST/OFFERS BY 12TH DECEMBER AT 12PM  
Epitomising modern design and luxurious living, this wonderful property showcases exquisite architectural design, ensuring a truly one-of-a-kind living experience. Stunning features include the pitched ceiling in the living space allowing for an abundance of natural light, creating a bright and airy atmosphere. The hydronic heating and ducted evaporative cooling system provide year-round comfort, while the wood fire adds a touch of warmth and character. The three generous bedrooms cater to your every need, with the master suite featuring a walk in robe and a private ensuite for ultimate comfort and convenience. The additional multipurpose room includes the laundry and is perfect for a home office or art studio. The clever design seamlessly integrates indoor living with outdoor entertaining, perfect for hosting gatherings or simply relaxing with family and friends. The polished concrete floors add a touch of sophistication, while the double glazed windows ensure optimal energy efficiency. The lock-up garage with internal access provides secure accommodation for two vehicles and additional storage. Outside, you will discover established gardens, offering a serene and peaceful retreat. The garden shed provides additional storage space, while the 4000L water tank promotes sustainable living. Situated in the heart of Howlong, this property offers the best of both worlds - tranquillity and convenience. Enjoy being close to the picturesque Murray River, as well as local shops, schools, and sporting fields. With Albury just a short 25-minute drive away, you can easily access all the amenities of a larger city. Please contact for your private inspection today. Located close to the following amenities: - 1km to Howlong Public School. - 1.1km to Howlong Golf Resort. - 1.9km to Howlong Shopping Precinct. - 2.3km to Lions Riverside Park. Rates: \$1208.60; Water: \$999.99 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.