

287 Borella Road, East Albury, NSW 2640

SN STEAN NICHOLLS

Sold House

Monday, 27 November 2023

287 Borella Road, East Albury, NSW 2640

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 2036 m2

Type: House



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\$890,000

Nestled in the heart of a thriving growth corridor, 287 Borella Road beckons with a remarkable development opportunity on an expansive 2,036m² allotment. Boasting convenient rear lane access, this property opens up a world of possibilities. Step into a home that effortlessly blends classic charm with modern convenience. Polished Murray pine floors, spacious living areas, and a well-appointed kitchen define the five-bedroom residence. Architectural details like extra-wide passages and ornate cornicing contribute to its unique character. Versatility is key with ample shedding, including a stylish barn-style double bay shed, a chook shed, and secure garaging. The strategic positioning of the house at the front of the allotment allows for various options: extend and renovate the existing home, leverage the rear lane for subdivision and development, consider a new construction of impressive proportions (STCA), or simply make a strategic investment in one of Albury's fastest-growing areas. The property's proximity to Albury Base Hospital, IGA Supermarket, schools, and East Albury Sportsgrounds enhances its appeal.

Key Features:

- Expansive 2,036m² parcel with rear lane access
- Ample shedding, including a double bay barn-style shed
- Ideal northern orientation
- Positioned within a major growth corridor
- Walking distance to IGA, schools, hospital, and sports grounds

Home Features:

- Spacious 5-bedroom layout
- Ducted air conditioning for year-round comfort
- Segregated lounge and family areas
- Stylish entertainers' kitchen
- Classic Murray pine floors
- Scope for renovation or extension

This property, offering a myriad of options in a sought-after locale, is a compelling choice for the discerning investor or owner-occupant. Embrace the potential and make your mark in Albury's dynamic real estate landscape.