

3/195 Alexandra Street, East Albury, NSW 2640



Townhouse For Sale

Friday, 5 April 2024

3/195 Alexandra Street, East Albury, NSW 2640

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 1896 m2

Type: Townhouse



Lexley Sewell
0427249222



Natarsha Sewell
0448969944

\$315,000

Introducing an exceptional opportunity for discerning investors – a well-appointed double-story townhouse in a prime location! Just a short 280m stroll to East Albury's IGA, the Newmarket Hotel, news agency, takeaway shops, and butchery, this property holds immense appeal for residents of all lifestyles. East Albury itself is a vibrant suburb, continually expanding with amenities such as sporting venues, the Albury Base Hospital, the Homemakers Centre, and more. Positioned centrally within the double-story complex, this unit surprises with its spaciousness. Upon entry, you're welcomed by an expansive open-plan layout encompassing the living, dining, and kitchen areas – an ideal setup for hosting gatherings. The ground floor also hosts a full bathroom, laundry facilities, and access to a private courtyard. Upstairs, both generously sized bedrooms feature built-in robes and private balconies, offering serene retreats. The family bathroom caters to all, comprising a shower, bath, and toilet. Ensuring year-round comfort are two split-system units – one per floor. Additionally, a lock-up storage room in the courtyard provides a convenient space for storing bicycles. Currently leased at \$290 per week on a month-to-month basis, and with a current rental appraisal of \$310-\$330 per week, 3/195 Alexandra St presents an attractive rental return. Don't miss out – call today to secure your inspection and seize this investment opportunity!