

**3/616 Stanley Street, Albury, NSW 2640**

**Unit For Sale**

Tuesday, 9 January 2024

3/616 Stanley Street, Albury, NSW 2640

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Matt Sharp

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## CONTACT AGENT

Wonderfully positioned within Albury CBD and offering a location approximately 300 metres from Dean Street, this light and bright unit presents as an ideal opportunity for investment, first home or someone needing a centralised 'base'. The property features:- Two bedrooms, each with built-in robes. - Open plan living / meals area. - Kitchen with electric cooking and dishwasher. - Split system heating / cooling. - Combined bathroom / laundry facilities. - Well sized courtyards to front and backyards. - Secure carport with automatic roller door frontage. - Currently tenanted at \$395 per week until March 2024. Council Rates: Approximately \$1,306.05 per annum. Council Rates: Approximately \$852.45 per annum plus consumption. Strata Levies: Approximately \$854.00 per quarter.