

# 34 Western View Drive, West Albury, NSW 2640

STEWART | GOULD

## House For Sale

Friday, 9 February 2024

34 Western View Drive, West Albury, NSW 2640

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 657 m2

Type: House



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## Contact Agent

EXPRESSIONS OF INTEREST/OFFERS BY 27TH FEBRUARY AT 12PM This impressive four-bedroom home, perfectly located on an elevated allotment, presents an ideal opportunity for those seeking a blend of comfort, style, and convenience. Recently updated, the home radiates a warm and welcoming atmosphere from the moment you step inside. The residence features a traditional formal lounge room, a separate dining area, along with a well-appointed kitchen and casual meals space, ensuring both daily life and special occasions are catered for with ease. The master suite is a tranquil retreat, complete with walk-in wardrobes and an updated ensuite. The additional three bedrooms are generously sized and share access to the central bathroom and a separate toilet. The home's liveability and practicality is further enhanced by an oversized garage with internal access which incorporates an extensive workshop and additional storage area – a dream for hobbyists and those who value organised space. The secure and low-maintenance rear yard serves as a safe play area for children and a comfortable outdoor entertaining space. Additional features include ducted cooling, split system air conditioning and ceiling fans. Set on a substantial plot of approximately 657.9m<sup>2</sup>, this home offers a thoughtful layout and desirable features, providing the perfect opportunity to secure a quality home in a highly sought-after location. Rates: \$1716.98; 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.