

**364 Macauley Street, South Albury, NSW 2640**

STEWART | GOULD

**House For Sale**

Wednesday, 12 June 2024

364 Macauley Street, South Albury, NSW 2640

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 411 m2**

**Type: House**



Lachlan Stewart  
0260414132



Stephen Stewart  
0260414132

**\$640,000**

Located just 800m from Dean Street eateries and 1.2km to the Murray River, this charming, early 1900's red brick home has been thoughtfully updated to seamlessly blend classic appeal with modern convenience. Boasting original features and a thoughtful layout, the high ceilings and polished timber floors add style and flair. Step into the open plan living and dining, where the modern kitchen features recycled timber bench tops, Miele oven, Smeg induction cooktop and dishwasher. The two bedrooms with built in robes and ceiling fans are serviced by the main bathroom. Enjoy year-round comfort with updated air conditioning, split system, and a heat pump hot water service. Outside the beautifully established gardens and private rear yard, along with rear access to the lock up garage, offer both a relaxing sanctuary and practical outdoor space. Sustainable living is key with additional features including fruit trees, a vegetable garden and 6.5kW solar system. Whether you're seeking a cosy retreat or intelligent investment, this home provides endless possibilities for further extension and customisation (STCA). Rates: \$2,429.21 pa Water: \$855.25 pa 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.