

**367 Olive Street, South Albury, NSW 2640**

STEWART | GOULD

**House For Sale**

Saturday, 15 June 2024

367 Olive Street, South Albury, NSW 2640

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 436 m2**

**Type: House**



Stephen Stewart  
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Lachlan Stewart  
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## Contact Agent

EXPRESSIONS OF INTEREST/OFFERS BY TUESDAY 9TH JULY AT 12PM Ideally situated just 1km from the heart of Albury CBD, this award-winning terrace is the ultimate in inner city living on approximately 436m<sup>2</sup>. The thoughtful design caters for a wide range of discerning buyers with the ground floor including the main bedroom, complete with stylish ensuite and walk in robe. The spacious open plan living features the well-appointed kitchen with quality finishes, a generous walk in pantry and breakfast bar. The dining and informal living flow seamlessly to the private outdoor area overlooking the low maintenance backyard with established gardens. Upstairs, the 2nd living area has direct access to the balcony showcasing the stunning parkland aspect. Two additional bedrooms plus a study/4th bedroom are serviced by the central bathroom and separate toilet with sink. The home, on its own Torrens Title, also includes excellent heating and cooling, downstairs powder room with vanity, a double garage with internal access as well as easy access to the backyard with additional parking for a caravan or boat. Rates: \$2634.50 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.