

**374 Allawah Street, North Albury, NSW 2640**



**House For Sale**

Friday, 3 May 2024

374 Allawah Street, North Albury, NSW 2640

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 752 m2**

**Type: House**



Andrea Lever



Param Singh  
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## ONLINE AUCTION

Welcome to 374 Allawah Street, North Albury. Discover a blend of comfort, style, and convenience in this thoughtfully crafted home. This property comprises three spacious bedrooms, including a master suite with a walk-in robe and ensuite. Indulge in relaxation with a corner bath in the full bathroom, while a separate toilet and laundry adds convenience. Situated on a generous 752sqm block, conveniently located only 450 metres from James Fallon High School and within incredibly close proximity to shops, restaurants, additional schools and sporting facilities. Inside, the formal lounge exudes warmth with gas heating and air conditioning, while a study nook provides a dedicated workspace. The open plan kitchen, dining, and living area flow seamlessly, complemented by a timber galley kitchen featuring electric cooking appliances and a dishwasher. Enjoy outdoor entertaining in the undercover alfresco area, overlooking the secure yard. A remote entry garage with rear yard access, carport, and large shed add practicality and storage options. Updates include refreshed floor coverings, enhancing the property's appeal. With a rental estimate of \$575 per week, this home offers both comfort and investment potential. Experience the epitome of modern living in a desirable location. Schedule your viewing today! Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.