

**403 Union Rd, North Albury, NSW 2640**



**House For Sale**

Sunday, 3 December 2023

403 Union Rd, North Albury, NSW 2640

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 734 m2**

**Type: House**



Greg Wood

## Guide - \$495,000

Discover the epitome of versatile living in this rare gem! Boasting a 2-bedroom residence with the potential to effortlessly transform the sun-soaked sunroom into a third bedroom, this property is a haven for those seeking a flexible lifestyle. The main home features a formal lounge adorned with a split-system air conditioner and a gas outlet for cozy heating during winter. Both bedrooms are equipped with built-in robes, offering ample storage. The kitchen seamlessly integrates with a spacious meals area, providing the perfect backdrop for culinary creations and memorable gatherings. A separate laundry, double lockable carport, and a convenient garden shed enhance the functionality of this abode. The allure of this property is further heightened by its unique corner block, granting access to a charming granny flat. This self-contained haven includes one bedroom with built-in robes and an ensuite, ensuring privacy and comfort. The granny flat's kitchen is a chef's delight, complete with a twin-drawer dishwasher, gas cooktop, and electric oven. Additional features include a split-system air conditioner, a combo woodfire/oven, and a covered front verandah for relaxation or entertaining. Situated in an ideal location, just a short stroll from the shopping center, town amenities, and local transport, this property is a golden opportunity for multi-family living, investment, AirBNB ventures, or a tranquil weekend retreat with the option to lease the main house. Seize the chance to make this exceptional property your own!