

**445 UNION ROAD, North Albury, NSW 2640**



**House For Sale**

Thursday, 14 December 2023

445 UNION ROAD, North Albury, NSW 2640

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 734 m2**

**Type: House**



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### **Offers in a range of \$470,000 to \$490,000**

Homely 3 bedroom, 1 bathroom home, on a large block of land, close walking distance to Lavington shopping centre. The master bedroom and living area facing and delightful front deck all on the north side of the home, gives the home a bright, sunny disposition. The tall front fence and gardens give the home privacy and a relaxed welcoming feel. The yard is fully fenced and the back garden is extensive, with a vegetable patch, fruit trees and ornamentals. There is an abundance of bird life and butterflies in the garden. The easy care garden is well laid out with lots of nooks for a cuppa or glass of bubbly. This is an ideal family home or investment property. - 3 spacious bedrooms 2 with BIR's. - Open plan kitchen/dinning area. - Kitchen with gas cook top, electric oven, rangehood and walk in pantry. - Ducted Heating and Evaporative cooling were installed in the past 18 months, there are ceiling fans throughout and a split system in the dinning/living area. - Crimsafe security screens on all doors and windows. - Master bedroom has a large double glazed window. - Renovated bathroom with a bath, shower, vanity and a separate toilet. - Delightful north facing front deck with double doors directly into the lounge area. - Shed in the back yard for storage. - The large flat block of land, 734 sqm lends itself to subdivision or granny flat (STCA), extending or enjoy the lush well laid out garden. - Single car carport and plenty of parking for 2 more cars. - Bus stop at the front of the property. The vendors is downsizing so here is your chance to enter the property market at an affordable price. Property available for Inspection by Appointment throughout the holiday period.