

46 PELL STREET, Howlong, NSW 2643



House For Sale

Wednesday, 7 February 2024

46 PELL STREET, Howlong, NSW 2643

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 968 m2

Type: House



Heidi Bourke
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\$425,000

Located within the heart of the country riverside town of Howlong, this character filled country style home offers tasteful period features of high ceilings, ornate cornicing and timber flooring whilst embracing your everyday creature comforts. Perfectly placed on a substantial 968m² flat allotment, sit back and relax under the front patio surrounded by tranquil cottage gardens and enjoy the peaceful lifestyle on offer. Currently leased for \$440 per week to terrific tenants until 2nd November 2024.- Two large bedrooms both with storage serviced by the spacious and recently updated family bathroom,- Optional third bedroom/sleep-out or office arrangement, - Formal and informal living options are available along with a designated dining,- Large country style kitchen offering updated appliances including a premium 3 oven Belling stove,- Ducted heating, evaporative cooling and wood look heater for your year round comfort, - An undercover entertaining area ideal for family get togethers,- Spacious rear yard with established gardens and 8m x 4m shed,- Tandem carport adjoining the home with remote roller door for your security. With the town's centre offering grocery outlets, schooling, dining and sporting facilities and being located on the mighty Murray River, this property offers a terrific work/life balance as well as being a short 20 minute commute to the twin cities of Albury/Wodonga. We welcome your inspection and enquiry. NOTES: Block: 968m² Disclaimer: at sellbuyrent we make every attempt to ensure that all information provided about the property is accurate and honest with information provided from our vendor, legal representation and other information sources. Therefore we cannot accept any responsibility for its true accuracy and advise all of our clients to seek independent advice prior to proceeding with any property transaction.