

49 Sunrise Terrace, East Albury, NSW 2640

STEWART | GOULD

Residential Land For Sale

Thursday, 30 May 2024

49 Sunrise Terrace, East Albury, NSW 2640

Area: 956 m2

Type: Residential Land



Grahame Gould
0260414132



Stephen Stewart
0260414132

Timed Auction

Online Timed Auction commencing 24th May at 2pm - Starting Bid \$280,000 Discover the allure of Eastern View Estate with this exclusive offering - an elevated block spanning approximately 957m², perfectly poised to inspire your architectural masterpiece. What sets this property apart? The advantage of an established neighbour, offering a rare and unique opportunity to craft a home that maximises both privacy and aesthetic appeal. Imagine waking up to breathtaking vistas every morning, as your new home seamlessly integrates with the picturesque surroundings. This is your chance to create a home that reflects your discerning tastes and personal style. Whether you envision a sleek, modern retreat or a stately, classical abode, the possibilities are endless at this coveted address (STCA). Beyond its scenic beauty, 49 Sunrise Terrace boasts unrivalled convenience. Within the estate, family-friendly amenities abound, including Red Gum Park, offering tennis court, basketball facilities, and playground for endless entertainment. Nature enthusiasts will revel in the proximity to Eastern Hill, Mungabareena Reserve, and the majestic Murray River, beckoning exploration right from your doorstep. Moreover, the property's strategic location places it a mere 1.4km from the esteemed Albury Base Hospital and a mere 3.5km from the vibrant heart of Albury CBD, seamlessly blending tranquility with accessibility. Enjoy the privilege of serene living while savouring easy access to world-class healthcare, shopping, culinary delights, and an array of sporting facilities. Don't miss this opportunity to secure your slice of East Albury's prestigious landscape. Embrace luxury living and create your dream home today! Rates: \$1672.87; Water: \$855.25 plus consumption* BOUNDARIES SHOWN ARE APPROXIMATE* CONCEPT PLAN EXAMPLES ARE INDICATIVE ONLY This property is being offered for sale via a Timed Auction commencing on 2:00PM, Friday 24th April 2024 and ending 2:00pm, Monday 3rd June 2024 [Australia/Sydney]. The 'Timed Auction' allows you to bid and negotiate real time with absolute transparency of all other interested buyers and bids. Every time another bid is submitted you will be immediately notified via the Realtair platform and will be provided with the opportunity to increase your bid up until the conclusion of the Timed Auction. If a bid is placed in the last 5 minutes, the clock will reset to 5 minutes. All registered buyers will be required to provide proof of identification as part of the registration process prior to being accepted as an active buyer for this property on the Realtair platform. Where you are a couple OR purchasing in a group you will be required to load the identification for all purchasers including contact email and phone number. You will need to nominate a 'PRIMARY' bidder as the lead negotiator on behalf of the purchasing group. You will also be required to complete an authority to bid on behalf of another person as the 'PRIMARY' bidder should there be more than one OR multiple people purchasing together as one group. If you are purchasing in a company or fund you will be required to upload a relevant authority to bid document to authorise you to bid on behalf of that entity. We STRONGLY encourage you to register to bid as soon as possible. The below link will cater for your registration to buy or follow the auction: <https://buy.realtair.com/properties/131607> Please note that should you be the highest bidder at the end of the timed auction and subject to the vendors reserve price you will be the successful purchaser. In which, you will need to immediately sign the contract of sale and transfer payment of the required deposit. Please ensure with the agent and your bank that you have the capacity to make this transfer. All bids must be submitted on the platform, bids will not be accepted offline. Should you have any further questions please do not hesitate to contact the listing agent. 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.