

**531 Affleck Street, Albury, NSW 2640**

STEWART | GOULD

**Sold House**

Saturday, 2 September 2023

531 Affleck Street, Albury, NSW 2640

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 746 m2**

**Type: House**



Lachlan Stewart  
0260414132

**\$590,000**

Set on a generous allotment of approximately 746m<sup>2</sup>, in the sought after Monument Hill precinct, this two-bedroom home presents a number of options from renovation and development (STCA) through to the opportunity to secure an affordable foothold in the valuable central Albury market. The existing residence features a spacious lounge/meals area complemented by the gas heater plus a spacious kitchen equipped with modern appliances. Both bedrooms are of ample size, with the master including built-in robes. The main bathroom is conveniently combined with the laundry, offering further space-saving solutions. This property is an attractive option for those seeking to capitalise on the prime location, with excellent land size and stunning views of the Albury cityscape. Ideally located backing onto Monument Hill Parklands and only 650m to Dean Street. 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.