

**576 Thurgoona Street, Albury, NSW 2640**

**SN STEAN NICHOLLS**

**House For Sale**

Thursday, 1 February 2024

576 Thurgoona Street, Albury, NSW 2640

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 745 m2**

**Type: House**



Jack Stean



Mikaela Gould  
0458470763

## **Auction Saturday 2nd March at 10:30am**

A great central position within steps to Albury's CBD, Botanical Gardens, Monument Hill and multiple eateries, 576 Thurgoona Street upholds a key location for those looking to enter the market or to add to their portfolio. This standalone home is immaculately presented and includes an open plan lounge and dining area, two well-proportioned bedrooms and a full bathroom. The spacious light filled kitchen offers modern features and gas cooking. A private and secure yard provides enough space to potter around or for small pets to play. Car accommodation includes a single carport with a secure fence. Modern extras include ceiling fans, a wall air conditioning unit, and an electric heater in the formal lounge room. This residence is perfectly suited to those looking to downsize, break into the market or invest! A fantastic opportunity on a Torrens Title, which means you own the parcel of land and do not have any body corporates or strata plans associated. Located in a tree lined street, amongst the vibrance of all that Central Albury has to offer, you are just a short stroll to some of Albury's best amenities. Features: - Two-bedroom standalone home - One bathroom - Torrens title - Enclosed yard - Dining room and separate living room - Walking distance to all amenities