

6/197 Andrews Street, East Albury, NSW 2640

 **IAN RITCHIE**

Townhouse For Sale

Tuesday, 12 March 2024

6/197 Andrews Street, East Albury, NSW 2640

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 293 m2

Type: Townhouse



Stephanie Pearson

0473651230

\$570,000

This meticulously built townhouse offers the perfect balance of low maintenance and modern living with plenty of room to move. Step inside to discover the freshly painted, bright and spacious open plan living with brand new floor coverings, serviced by split system heating and cooling that flows nicely into the dining area, adjacent is the functional and spacious kitchen, equipped with electric cooking, dishwasher, and an abundance of storage options. Further on the master bedroom offers a large ensuite and built-in-robies, additional two bedrooms are equipped with heating & built-in-robies. Generous sized central full bathroom with separate toilet and laundry facilities. A remote single lock up garage provides secure car accommodation with internal access. Outside features low maintenance gardens and a secure and private courtyard, perfect for outdoor relaxation! Boasting an excellent and convenient location of East Albury, nestled within a well-maintained and extremely private unit complex, you will feel a sense of extra security whilst remaining within arm's reach of East Albury amenities, shopping and within walking distance to Albury's CBD. 6/197 Andrews Street is an exceptional opportunity for those looking to downsize, a great first home purchase or a quality investment portfolio addition. Contact the sales team today to arrange your own private inspection or for further information. **SNAPSHOT:-** 3 bedrooms- 2 bathrooms- split system heating & cooling- spacious open plan living, kitchen & dining.- remote single lock up garage- low maintenance living- private & secure complex- conveniently located **Disclaimer:** Ian Ritchie Real Estate make every effort to ensure information provided to our agency by the Vendor/s and legal representatives involved is as accurate and transparent as possible therefore we accept no responsibility for the accuracy and advise all prospective clients to seek their own independent advice and due diligence checks prior to proceeding with any future property transactions.