

**614 Edmondson Avenue, Albury, NSW 2640**

STEWART | GOULD

**House For Sale**

Thursday, 2 November 2023

614 Edmondson Avenue, Albury, NSW 2640

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 752 m2**

**Type: House**



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## Contact Agent

EXPRESSIONS OF INTEREST/OFFERS BY 21ST NOVEMBER AT 4PM Set in one of Albury's most desirable streets, this charming property has been tightly held by one family for over 50 years. This home is a beautiful example of early Art Deco architecture boasting an array of original features, including exquisite leadlight windows, high ceilings with ornate cornice and polished timber flooring, adding a touch of elegance to this classic family home. Nestled on a generous 752m<sup>2</sup> block, this timeless three bedroom, two bathroom abode offers the perfect blend of inner-city living and suburban serenity. The spacious formal lounge features high ceilings, polished floorboards, and a cosy gas log fire and along with the separate formal dining room provides the ideal setting for relaxing with family and friends. The timber flooring flows through to the kitchen featuring gas cooking, a dishwasher and generous storage. A delightful sunroom provides an additional living space with expansive views over central Albury and beyond. The three generous bedrooms cater to your every need, with the master suite featuring built-in robes and a private ensuite for ultimate comfort and convenience. Outside, the low maintenance, established gardens and lawns create a peaceful sanctuary for you to enjoy while the lock up garage provides secure vehicle storage. Offering an exceptional lifestyle opportunity for those seeking all the advantages of inner-city living, 614 Edmondson Avenue is the epitome of convenience and charm. Rates: \$2801.97; Water: \$852.45 plus consumption 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.