

8/616 Griffith Street, Albury, NSW 2640

SN STEAN NICHOLLS

Unit For Sale

Wednesday, 28 February 2024

8/616 Griffith Street, Albury, NSW 2640

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jack Stean



Mikaela Gould
0458470763

Auction Saturday 23rd March at 11:00am

Enjoy all the benefits Albury has to offer in a convenient and premier location. Positioned on level two, this well presented two-bedroom unit is located a comfortable five-minute walk to Albury's CBD. With a north/westerly-facing orientation and light filled rooms, this unit has an endless potential for those looking to add value in one of Albury's most sought-after locations. The functional kitchen is fitted with electric cooking, dishwasher and large walk-in pantry. The kitchen features a breakfast bar which leads into a separate dining area, opening out to a comfortable lounge with elevated views from your own balcony. The two bedrooms are spacious with built in robes and can easily accommodate queen-size beds. The bathroom features a bath tub and shower as well as a separate toilet and laundry. Car accommodation consists of a single carport, with a generous lock up storage shed. Including the modern conveniences of air conditioning and heating, this unit offers a social lifestyle with minimum fuss, and offers close proximity to local transport, schools, parks, clubs and restaurants. With strong, proven rental returns, this unit is both a joy to live in, as well as offering great potential to the astute investor. All these features combine to make it perfect for the downsizer, the investor seeking a set-and-forget package or the live-in buyer who favours the social lifestyle. Features:-
- 2-bedroom unit within easy walking distance to city centre
- Premier and popular residential city street
- Functional kitchen, dining area
- Large bedrooms with built in robes
- Split system air conditioner and heating
- Carport with lock up storage shed
- Well maintained gardens and surrounds
- Elevated views with individual balcony
- Ideal for retirees, first home buyers or investors
- Strong proven rental
- A great set and forget investment
- Currently long-term rental with an excellent tenant