

**99 Riverboat Drive, Thurgoona, NSW 2640**



**House For Sale**

Friday, 10 May 2024

99 Riverboat Drive, Thurgoona, NSW 2640

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 639 m2**

**Type: House**



Rahul Goyal  
0430014327



Bob Packer  
0412767227

**\$689,000 - \$709,000**

Built in 2022 by Cavalier Homes, 99 Riverboat Drive with Elevated views from the front living room and patio is an exceptional property suitable for establishing families or those looking for a sleek and stylish home ticks all the boxes Positioned on a manageable allotment of 639m<sup>2</sup> (approx.) within the heart of the popular Murray Park Estate, this immaculate corner elevated home offers fantastic entertainment and modern living within arm's reach of the centre of Thurgoona and Central Albury. Comprising separate formal and informal living spaces, the floor plan is tailored to those seeking space and segregation. The formal lounge serves well as a haven to relax in solitude whilst the kitchen and family zones provide vast entertaining capacity with flowing access to the undercover alfresco. Slick in modern design, the kitchen offers gas cooking with 900mm gas cooktop & stove and a spacious pantry. Accommodation comprises of four spacious bedrooms. The master includes a walk-in robe and ensuite. There's plenty of room for the kids with another 3 spacious bedrooms all with robes and a spectacular modern tiled bathroom and kids retreat. Comfort is ensured year-round with ducted evaporative cooling and ducted gas heating. This property presents an outstanding opportunity for a low-maintenance, easy living family home within moments of numerous schools such as Trinity, Thurgoona Public School, Border Christian Collage, and convenient access to Albury, reinforcing Thurgoona as the preferred destination for settling down or investing. For those considering an investment, this property is currently tenanted for \$600 per week. Please contact Bob 0412 767 227 or Rahul 0430 014 327 to arrange an inspection.