

**1068 Caratel Street, North Albury, NSW, 2640**



**House For Sale**

Saturday, 5 October 2024

1068 Caratel Street, North Albury, NSW, 2640

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **Dual-Purpose Delight**

(We close 5pm Friday 4 October for the NSW Long Weekend and re-open 9am Tuesday 8 October).....This property has been a residence and the site of a Home Nursing Service. The large living area and one of the bedrooms have workbenches that could easily be removed for residential purposes. Ducted gas heating and ducted evaporative cooling provide year-round comfort. The modern kitchen includes a gas cooktop and looks onto the attractive front garden.

All three bedrooms have built-in-robies and a ceiling fan. The largest bedroom has an attached study space which could be used as a walk-in-robe, nursery, or storage area. The bathroom has two-way access through the adjacent laundry. The double garage is accessible from both driveways. A second toilet and access under the house face the garage. There is an opportunity to renovate and add your own flair.

This dual-purpose home looks onto a park and is located 1.2km from Lavington Square Shopping Centre. Nearby are bus stops, schools, the North Albury swimming pool, and sportsgrounds. This home could suit an owner-occupier; a permitted commercial operation; or an investor seeking a residential rent of potentially \$440 per week.