

**145 Borella Road, East Albury, NSW, 2640**

STEWART | GOULD

**House For Sale**

Thursday, 1 August 2024

145 Borella Road, East Albury, NSW, 2640

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Stephen Stewart  
0260414132



Lachlan Stewart  
0260414132

## **East Albury Family Home - Close to Albury Base Hospital**

EXPRESSIONS OF INTEREST/OFFERS BY 27TH AUGUST AT 12PM

With the allure of the East Albury shopping precinct, the Homemaker Centre and the Albury Base Hospital all within 500 metres, this residence, set on approximately 670m<sup>2</sup>, is a gem waiting to be discovered by first home buyers or astute investors.

The bright and airy open living and dining area is bathed in natural light thanks to the North-facing aspect. Polished timber floorboards add a touch of timeless elegance, complementing the interior's warm ambiance.

The heart of the home, a spacious kitchen, features excellent storage and generous bench space, alongside an adjacent informal meals area.

Further enhancing the home's appeal is the versatile multipurpose room. Whether you envisage a relaxing, informal living space, a children's playroom, or an efficient home office, this space adapts to your lifestyle needs.

Each of the three sizeable bedrooms offers built-in robes and shares access to the main bathroom and a separate toilet.

Outside, the secure rear yard includes covered alfresco entertaining, while the tandem carport and two bay shed with roller door provide abundant parking and storage solutions.

Additional features include ducted evaporative cooling and gas ducted heating.

Rates: \$1,541.37 per annum; Water: \$878.50 plus consumption

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