

# 15 O'Brien Court, West Albury, NSW, 2640



## House For Sale

Thursday, 29 August 2024

15 O'Brien Court, West Albury, NSW, 2640

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## HOME SWEET HOME!

Welcome to this charming family residence that seamlessly combines comfort, style, and practicality. Situated on a generous 709m<sup>2</sup> block in a serene court, this home is perfect for those looking to upsize or savvy investors.

Conveniently located just 2.8 km from Dean Street and within walking distance to local parks, the Private Hospital, and sporting oval, this home is positioned in a highly sought-after area.

Boasting four spacious bedrooms plus a dedicated study, two expansive living areas, and two well-appointed bathrooms. With approximately 21 squares of thoughtfully designed living space, this home is perfect for relaxation and entertaining.

Upon entering, you'll be greeted by a warm and inviting atmosphere. The open-plan living and dining area is bathed in natural light, creating a bright and airy space. Comfort is assured year-round with ducted heating and an evaporative cooling system. The well-equipped kitchen features a modern dishwasher and oven, abundant storage solutions, and a large, versatile bench, ideal for casual meals and family gatherings.

The master bedroom features a private ensuite and a generously sized walk-in wardrobe. The additional three bedrooms are well-appointed and have convenient access to the family bathroom.

Stepping outside, the fantastic undercover entertaining area overlooks the meticulously maintained backyard, perfect for children to play, pets to roam, and hosting unforgettable outdoor gatherings. The double garage with single roller door access to the rear yard and additional side access offers functionality and convenience.

Don't miss out on the opportunity to make this exceptional property your new home.