

308 Rau St, East Albury, NSW, 2640

STEWART | GOULD

House For Sale

Sunday, 18 August 2024

308 Rau St, East Albury, NSW, 2640

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Lachlan Stewart
0260414132



Stephen Stewart
0260414132

Quality Family Home - Popular East Albury Location

EXPRESSIONS OF INTEREST/OFFERS BY 12TH SEPTEMBER AT 12PM

Set in sought after East Albury, this delightful 1950s home offers the perfect blend of character and modern comfort on a generous 693 m2 allotment.

As you step inside, the inviting, light filled entry with polished timber floors provides the perfect introduction to the homes style and charm.

The open plan living and dining exudes warmth and adjoins the updated kitchen. Featuring an island bench, induction cooktop, large oven, extensive pantry and exceptional storage solutions, this presents as the real heart of the home.

Each of the three bedrooms are well appointed, complete with built-in robes, ensuring excellent storage space.

High ceilings enhance the sense of openness throughout the home, while the addition of climate-controlled ducted heating and cooling guarantees year-round comfort.

Outdoor entertaining is catered for with the private timber deck, offering the ideal setting for alfresco dining or simply relaxing and taking in the leafy aspect.

The homes thoughtful design is complemented by features such as the solar system, a second toilet off the laundry and undercover car accommodation.

With a location second to none, the home is just 50 metres from Fellowes Park, less than 1km to the Albury Base Hospital and only 2.5km to Albury CBD.

Currently tenanted.

Rates: \$2107.68 per annum, Water: \$878.50pa plus consumption.

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