

52 Victoria Street, Howlong, NSW, 2643

House For Sale

Friday, 16 August 2024



52 Victoria Street, Howlong, NSW, 2643

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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COMFORTABLE FAMILY HOME IN THE POPULAR HOWLONG TOWNSHIP

Area: 22
2023m2

Residence:

Spacious brick veneer family home built in early 2000's is ready for a cosmetic update to bring it up to current times. An ideal home for the retiree or young family. Comprising three (3) double bedrooms. Ensuite and walk in robe to main. Built in robes to other bedrooms. Large living includes separate formal lounge, open plan informal living with meals area and family room. Convenient kitchen with ample bench space, cupboards, gas cooktop electric wall oven and dishwasher. Heating via ducted heating and cooling and slow combustion wood heater. Full family bathroom with separate toilet and well-appointed laundry. Sliding doors from family room to undercover alfresco/ entertainment area. Double brick carport under roof.

Garden and surrounds:

Low maintenance surrounds with lawn areas and an established row of Manchurian pears on the Western boundary. The allotment is divided into two sections with a colorbond fence. The rear section is prime for extra garden or subdivision STCA. A feature of the garden is an inground salt chlorinated swimming pool with an adjoining pool house or office. The property has mains water plus a bore for garden and surrounds.

Agents remarks:

A quality property with the potential for subdivision STCA or with minimal cost be transformed into a quality Howlong residence. Howlong provides excellent sporting and recreational facilities plus primary education and school buses to Albury for high school. A mighty Murray River town that is an easy commute to Albury Wodonga and close to the Rutherglen Wine district and the surrounding towns.

An opportunity second to none.