

**550 Ebden St, South Albury, NSW, 2640**

**House For Sale**

Monday, 28 October 2024

550 EB DEN ST  
SOUTH ALBURY NSW 2640

550 Ebden St, South Albury, NSW, 2640

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Ian Ritchie

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## **South Albury Development Opportunity.**

Located within walking distance to Dean Street in Central Albury, sits this amazing and rare opportunity for the developers to purchase a 645m<sup>2</sup> (approx.) flat allotment awaiting future development or for the renovators explore the options of upgrading the existing 2 bedroom home.

Additional features include:

2 bedroom home with spacious kitchen, separate bathroom with additional shower included in laundry room, sunroom to rear.

Currently leased on periodic tenancy for \$290.00 per week.

For sale by expressions of interest concluding 2PM - Friday 29th November 2024.

Contact the sales team for further information, or to arrange your private inspection.

### **THE NUMBERS:**

Rates: \$2224 annually.

Water notices: \$855 annually (excluding consumption)

Current rental income: \$290 per week.

### **Disclaimer:**

Ian Ritchie Real Estate make every effort to ensure information provided to our agency from reliable sources are as accurate and transparent as possible therefore we accept no responsibility for the accuracy and advise all prospective clients to seek their own independent advice and due diligence checks prior to proceeding with any future property transactions.