

**593 Poole Street, Albury, NSW 2640**

STEWART | GOULD

**House For Sale**

Thursday, 4 July 2024

593 Poole Street, Albury, NSW 2640

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 930 m2**

**Type: House**



Stephen Stewart  
0260414132



Lachlan Stewart  
0260414132

**\$600,000 - \$640,000**

EXPRESSIONS OF INTEREST/OFFERS BY 30TH JULY AT 12PM Ideally situated in the heart of Albury, this two-bedroom home on an impressive allotment of approximately 930m<sup>2</sup> presents a golden opportunity for the renovator, investor, or developer (STCA). The existing house, featuring two bedrooms, serves as a solid foundation while the large rear yard further enhances the prospects, offering the flexibility to extend or even consider additional dwellings (STCA). Convenience is key, and the location does not disappoint. Situated just 1.4km from Albury CBD and 750m to the Albury Golf Club, lifestyle and leisure are well catered for. Seize the chance to capitalise on the endless possibilities this property has to offer. Rates: \$2899.22 pa Water: \$855.25 pa plus consumption All best efforts have been made to ensure the information provided is true and correct, however we cannot guarantee its accuracy. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained herein. Prospective purchasers should make their own enquiries to verify the information contained in this document.