

**61 Howlong-Burrumbuttock Road, Burrumbuttock,  
NSW, 2642**



**House For Sale**

Thursday, 31 October 2024

61 Howlong-Burrumbuttock Road, Burrumbuttock, NSW, 2642

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**

## **Step into Serenity!**

Discover the essence of country charm at 61 Howlong Burrumbuttock Road, Burrumbuttock. This refined, thoughtfully upgraded three-bedroom home epitomizes tranquil rural living with modern conveniences. Set within a close-knit community, this residence boasts the ideal combination of quiet rural allure and accessibility to nearby hubs, perfect for families, professionals, and retirees alike.

The main bedroom is a peaceful retreat, featuring a spacious walk-in robe and a freshly renovated ensuite, adding a touch of luxury to your morning routine. Two additional bedrooms provide generous space and are served by a newly updated main bathroom designed to blend comfort with contemporary style. A versatile study nook offers a quiet workspace that can easily transition to a fourth bedroom or office, meeting all your family's needs.

The heart of this home is its formal living area, a serene space warmed by a cozy wood fire, while ducted evaporative cooling ensures year-round comfort. The kitchen, both functional and inviting, includes modern electric appliances-ready for weeknight meals or weekend entertaining.

Outside, a large enclosed backyard invites both relaxation and play. With an undercover entertainment area, carport, and a spacious shed with room for four cars, this property offers ample space for outdoor enjoyment, hobbies, and storage. Ideally located opposite Burrumbuttock Public School and a local recreation reserve, the property is just a short drive from Jindera and Albury's amenities. For students and commuters alike, proximity to Charles Sturt University and freeway access enhances both convenience and appeal.

Make 61 Howlong Burrumbuttock Road your next step in enjoying peaceful yet connected country living.