

**72 Richmond Drive, Thurgoona, NSW, 2640**



**House For Sale**

Friday, 13 September 2024

72 Richmond Drive, Thurgoona, NSW, 2640

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Jack Stean

## Sustainable Family Haven in a Prime Location

Encompassing an impressive 1,448sqm (approx.) of land and nestled amidst elegantly curated gardens, this sprawling red brick federation style residence presents the perfect accommodation for a growing, active family. Situated at the higher level of the estate with elevated views over the Murray River towards Baranduda, the Kiewa Valley and onwards to the snow-capped mountains of Falls Creek.

Perfectly capturing timeless style with its vaulted ceilings, decorative cornices and timber flooring, this home comprises four generously sized bedrooms, a large home office, two separate living areas and an additional dining area. Constructed by a local master builder this residence is set across a desirable single level floorplan.

Upon entry, you are greeted by rich timber flooring and an expansive foyer, setting the scene for class and refinement. To your right, a thoughtfully designed home office awaits, while straight ahead a grand formal dining area beckons. Equipped for effortless entertainment, the open plan kitchen features 900mm gas cooktop, electric oven, dishwasher, 2pac soft close cabinetry, ample bench space and a prominent butler's pantry.

Heartwarming interiors seamlessly blend with contemporary detail to create the perfect living experience, with the generous central family and living zone immediately impressing with superb space, plush carpets and a warming gas log fireplace featuring a vintage mantel piece. Captivating French doors create seamless flow into a versatile second living space.

Located at the front of the property, the master suite offers a blissful parent's sanctuary, impressively scaled with a generous walk-in robe and a stunning ensuite with double vanity and walk in shower. The remaining three bedrooms have been completed with built-in robes and are serviced by a modern family bathroom.

Entertain effortlessly in the undercover alfresco area, overlooking the lush backyard and greenbelt beyond.

Car accommodation is provided with a spacious double carport as well as additional off-street parking for visitors. In addition, the property boasts an 8m x 9m colorbond shed with 3 phase cabling and septic piping ready for connection.

Completed to the highest standards with additional features including reverse cycle ducted RAC heating and cooling, double glazing throughout, 5,000-litre rainwater catchment tank, programmable automated lawn and garden watering system, LED downlights, and ceiling fans in all main rooms.

Located in a prime position with easy access to Albury's CBD, 72 Richmond Drive is the perfect family haven for spacious and modern living. An inspection will leave you appreciating.

### Additional Features:

- 1,448sqm (approx.) allotment
- Four bedrooms, two bathrooms
- Genuine 'chestnut' timber flooring
- 2700mm ceilings throughout plus vaulted ceilings in lounge and outdoor alfresco
- 5,000 litre water tank
- Instant gas hot water service at each end of the home
- Reverse cycle ducted RAC heating and cooling system
- Reverse cycle RACs with 'Nanoe X' filtering in both the master bedroom and office
- 8m x 9m colorbond shed
- Additional off-street parking
- Striking views of mountains and beyond
- Less than 8km for Albury CBD