

**2548 Riverina Highway, Splitters Creek, NSW, 2640**

**Rural For Sale**

Thursday, 29 August 2024



2548 Riverina Highway, Splitters Creek, NSW, 2640

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



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## Outstanding Rural Lifestyle In Prestigious Splitter's Creek

Area: ?????

1.7 ha – 4.1 acres

Location: ?

Located in prestigious Splitter's Creek just 10 kms from Albury CBD and all the Albury Wodonga area has to offer. Easy commute to quality education, recreational pursuits, health services and employment. A strong rural community with a popular community centre, and NSW Fire Brigade centre. A tightly held area.

Residence: ?

The homestead style residence was built in 1980 and has been refurbished over the years to ensure quality modern living. With timber cathedral ceilings, north facing aspects and light filled spacious rooms this beautiful home is ready for the next owner to move in and enjoy. Comprising three (3) double bedrooms. The main bedroom offers an ensuite, walk in robes and extra area for a parent's retreat or home office. The other bedrooms have built in robes and are serviced by a full family bathroom.

The large open plan living areas include formal lounge with bar area and split system, meals area and family room with slow combustion wood heater and sliding doors to rear undercover entertainment area.

The magnificent refurbished kitchen is a chef's dream with central island bench, an abundance of cupboards and large pantry, Bosch induction cooktop and electric oven, Miele dishwasher plus quality fittings and fixtures throughout.

The home has ducted refrigerated cooling throughout plus attractive floor coverings, window furnishings and light fittings.

The home offers north/ south verandas and the rear entertainment area overlooks a sparkling salt chlorinated 8m x 4m swimming pool for summer entertainment. A double carport under roof and a westerly facing fernery completes this delightful home.

Garden and surrounds: ?

An attractive 4.1 acre-1.7 ha allotment with the seasonal Splitter's Creek a central feature of the garden. The all-weather driveway has an avenue of fully established Cleveland Select Ornamental pear trees on either side and together with many and varied established gums, deciduous trees and spacious lawn areas provide a peaceful and private garden setting.

Shedding: ?

Includes double lock up garage, double carport, double caravan shed plus skillions and miscellaneous shedding.

Water: ?

Water via the Splitters Creek Quarry system and 100,000L of rain water

Extras: ?

Heat pump energy saving hot water system, 6.5 kw solar power, School buses at the gate. 3 x daily mail

Agents Remarks: ?

A rare opportunity to purchase in the highly sought after Splitter's Creek. Just move in and enjoy. Absolutely nothing to spend. Join this vibrant rural community and realise rural lifestyle at its best