

3/523 Kiewa Place, Albury, NSW, 2640

Unit For Sale

Wednesday, 11 September 2024

3/523 Kiewa Place, Albury, NSW, 2640

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Matt Sharp

0488044046

CENTRAL ALBURY DELIGHT

With a beautiful northerly aspect, filtered by the canopy of the stunning magnolia tree, this immaculately presented first floor unit sits in a quiet pocket of Central Albury.

Maintaining a short and flat 700m (approximate) walk to Dean Street, enabling you to enjoy dining, shopping and local attractions, the property will enable its new owner to merely walk in, unpack and enjoy the recent refurbishments.

- Offering two spacious and carpeted bedrooms, each featuring built-in robes.
- With brilliant natural light, the lounge room sits at the front of the property and allows direct access to the verandah.
- The neat and practical kitchen includes ample cupboard and bench space, electric cooking and adjoins the meals area.
- Split system cooling and gas heating are features of the property.
- The combined bathroom / laundry has been renovated and further offers a separate toilet.
- Updated paint, flooring and window coverings throughout ensures clean and modern presentation.
- A single carport is located alongside the unit.
- Currently tenanted with rental return of \$380 per week.

Council Rates: \$1,536.62 approximate per annum.

Water Rates: \$878.50 approximate per annum plus consumption.

Strata Levies: \$785.00 approximate per quarter.