



## FOR SALE

### SPACIOUS FAMILY HOME

This elevated home offers a formal entry, spacious formal lounge with dining area including an open fire place (gas log fire), ducted gas heating and evaporative cooling throughout. Separate rumpus room, spacious kitchen and family meals area, five bedrooms with built in robes. The enormous master bedroom has a full ensuite and an abundance of robe space. There is also a study plus an additional separate office. The home offers an abundance of under floor storage and a huge laundry. The panoramic views are stunning in every aspect. The home is perfect for tradespeople working from home requiring a large family home with plenty of storage. The two car garage with workshop also offers trailer access to the rear yard. The positioning of this property will also appeal to prospective buyers who require easy access to freeway, parks and nearby sporting grounds/facilities. This property offers convenience to Central Albury, schools and Shopping Centre along with the nearby Yarrunga Early Learning Centre and Post Office.

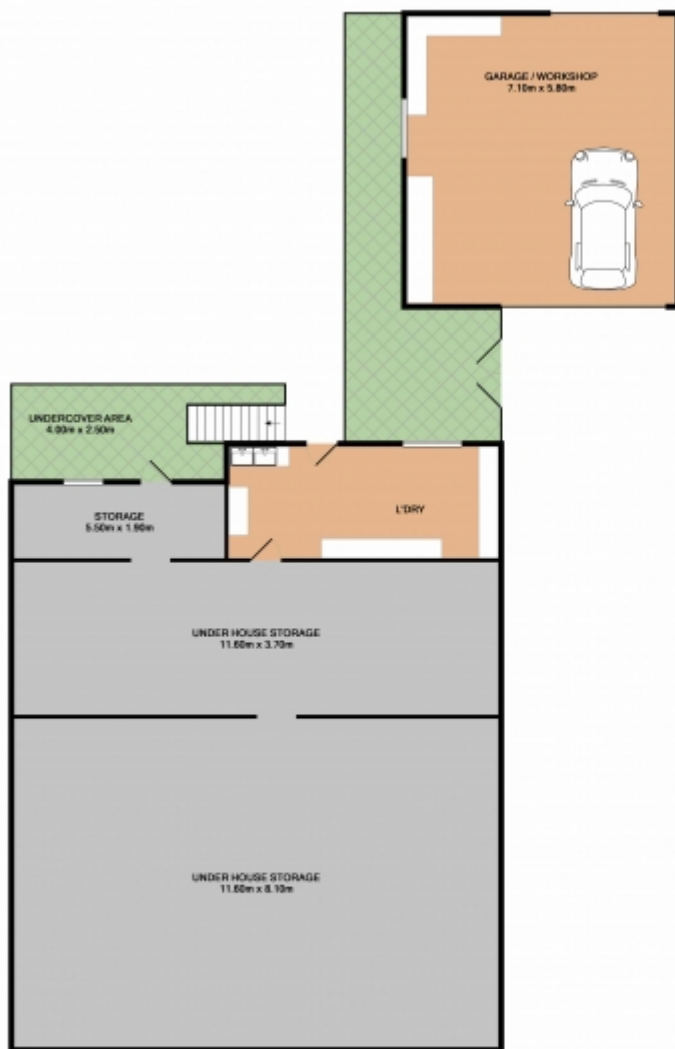
5 BED | 2 BATH | 2 CAR

PRICE:  
\$473,000

OPEN FOR INSPECTION:  
N/A



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BASEMENT LEVEL

Measurements are approximate. NOT TO SCALE. Illustrative purposes only.



GROUND FLOOR

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.