



FOR SALE

FOR SALE NOW OR BY AUCTION

PERFECT FOR THE DEVELOPER!
OFFERED WITH APPROVED DEVELOPMENT CONSENT TO BUILD A TOWNHOUSE TO THE SIDE OF THE BLOCK

This property has Albury Council approved development consent to build an additional dwelling on the available 312.58 m.sq. block. The existing dwelling is placed on a 499.72 m.sq. block and consists of a formal entry, three bedrooms with built-in-robbers, large lounge room, separate dining area. Modern kitchen with dishwasher, pantry and plenty of overhead cupboards. The bathroom has a separate shower, bath and toilet. The laundry has been completely renovated. The heating and cooling arrangements offer year round comfort, catering for the changing seasons. Enjoy the privacy of your rear yard from the extensive undercover outdoor area. The home has a carport and lock up storage area. Developers should note that each dwelling will have it's own separate access. The property is approximately 500 metres to Thurgoona Plaza, CSU University and convenient to Thurgoona Golf course, schools and freeway access to all areas. This is a unique opportunity for the right buyer! Add to your investment and or Super portfolio, build an additional dwelling for extended family members or simply develop and resell. Please call George Bourdis on 0412 291974 for your personal inspection today!

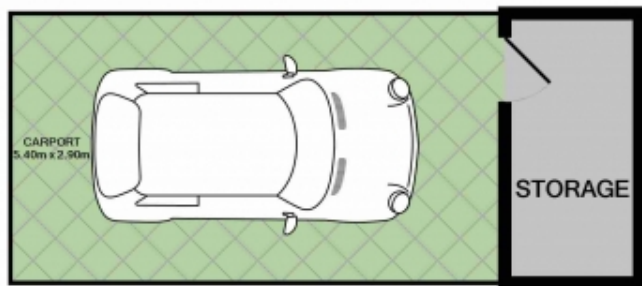
3 BED | 1 BATH | 1 CAR

PRICE:
Auction

OPEN FOR INSPECTION:
N/A



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Measurements are approximate. Not to scale. Illustrative purposes only

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.