



**SOLD**

## FOR SALE NOW OR BY AUCTION

### ATTENTION!!! HOME BUYERS & DEVELOPERS

Located in one of Albury's prized streets on Monument Hill. Set in a commanding position with superb South Westerly views, only a 990 metre walk to Dean Street CBD. Developers, note the land size of 1189m<sup>2</sup>, which would suit 3 to 4 Townhouses, Subject to Council Approval (STCA). A prime re-development block! This home is also surrounded by modern neighbouring properties which are sophisticated and lavish, demonstrating the versatility of this site. The home itself, is well presented and consists of three bedrooms with built-in robes. The main bedroom has an ensuite and walk-in robe. There are two separate living areas. The kitchen has plenty of storage cupboards and appealing exposed timber floors. The reverse cycle split system air conditioning throughout is perfect for the changing seasons. The separate bathroom, laundry and toilet are convenient. Take advantage of the views across to Wodonga, West Albury and nature reserves. There is a single carport to the side of the home. The yard has secure fencing and there is a sizable double size shed or workshop. Primary and preschools are all within a 1 km walk with shops, parks and nature reserve walking tracks nearby, including easy access to Central Albury CBD. This property is perfect to continue to rent until ready to re-develop as desired.

Astute buyers should not overlook this rare opportunity!!

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$560,000

**OPEN FOR INSPECTION:**  
N/A



**George Bourdis**  
**0412291974**

[george.bourdis@atrealty.com.au](mailto:george.bourdis@atrealty.com.au)  
[www.georgebourdisrealestate.com.au](http://www.georgebourdisrealestate.com.au)