



# FOR SALE

## BEAUTIFUL & CONVENIENT ON MONUMENT HILL

### FOR SALE NOW OR BY AUCTION

Saturday 16th November 2024 at 11.30am onsite

This solid brick home showcases classic mid century original features that exude charm and character. This beautiful home is perfectly positioned in the highly sought after Monument Hill residential pocket and within a 650 metre walk to Dean Street, Albury CBD, shopping/business precinct, offering a variety of specialty shops and alfresco dining. The home sits proudly, nestled in a beautiful, established treelined neighbourhood, that shows pride of ownership.

Consisting of a spacious lounge room, modern kitchen with overhead cupboards, stainless steel dishwasher, electric under bench oven with electric cook top, family meals area.

Three generous bedrooms, two with built in robes. The French doors in the lounge and main bedroom leading to the front verandah, are yet another unique feature. There is a separate bath and shower in the Art Deco style bathroom, along with plenty of storage. Split system heating and cooling ensures comfort throughout the changing seasons.

The separate laundry leads to the appealing terraced back yard with established gardens and trees. The bottom level has a single garage leading to a spare room with a hand basin, perfect for an office or as storage. The additional under-floor area offers abundant storage space. In the late afternoon, enjoy the panoramic central Albury views and beyond from the ideally situated shaded front verandah.

The close proximity to primary/high schools, Botanical Gardens, parks, tennis courts, Nail Can Hill Nature Reserve and walking track, Albury Swimming Pool, Murray River foreshore and easy access into the Albury CBD is a truly unique benefit, a complete lifestyle convenience. Call George Bourdis on 0412291974 to arrange your private inspection of this appealing home.

3 BED | 1 BATH | 1 CAR

### PRICE:

Auction

### OPEN FOR INSPECTION:

N/A



**George Bourdis**

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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.

Measurements are approximate. Not to Scale. Illustrative purpose only.