



FOR SALE

CLASSIC EXCLUSIVE FORREST HILL

This expansive home consists of a large generous floor plan, incorporating a comfortable private living design with separate formal areas. Flexible and warm spaces that adapt to a growing family's needs. Offering a spacious formal lounge and a generous separate dining and activity area that opens to a magnificent covered outdoor entertaining space, a casual alfresco area, where family can continually enjoy breakfast, lunch and dinner all year round.

The house is bathed in the low, warm northerly sun during the winter and the eaves shade from the high northerly sun during the summer, providing a comfortable living environment. The living areas are always light filled and radiant. The spacious kitchen comprising of an abundance of cupboards and drawers, including a walk-in pantry, stainless steel electric oven and a 900mm six burner gas cook top is sure to impress. The kitchen is conveniently positioned to the family meals area. There are five spacious bedrooms with built in robes with the main bedroom offering a spacious open built-in robe, ceiling fan and an ensuite with a double shower and twin vanity unit. An added bonus is a second bedroom with an additional ensuite. The spacious main bathroom caters for a busy family and offers a full-size bath, separate shower and vanity with a separate toilet. The home has stunning exposed polished Murray Pine flooring, high ceilings and ornate cornices throughout. The separate consulting room with storage and separate entry enables the flexibility to support a consulting business from home while being available for the needs of family. The inviting swimming pool and surrounding established gardens are divine and will be enjoyed by families and entertainers. The safety of watching over the pool from the balcony, the adaptability of the alfresco area to accommodate 1 or 20 people, the view of sunrises and sunsets, view of the monument and feeling of open space are indeed, unique features of this home. The double lockup car space with remote control door, storage and workshop is convenient. Ducted gas floor heating and ducted evaporative cooling ensures seasonal comfort. This prized Forrest Hill and central Albury location will appeal to prospective buyers who are seeking convenient access to the Albury CBD and shopping precinct along with nearby primary and secondary schools, parks and Murray River foreshores. The ability to walk to and from town for dinners, walk to Botanical gardens, Monument Hill, access for bush walks/mountain bike riding on Nail Can, incorporates a complete lifestyle on a 1309 m2 block. This dress circle location is surrounded by premium quality homes! Please contact George Bourdis on 0412291974 to arrange your private inspection.

5 BED | 3 BATH | 2 CAR

PRICE:
\$1,650,000

OPEN FOR INSPECTION:
N/A



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Measurements are approximate. Not to Scale. Illustrative purpose 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.