



**SOLD**

## CHARMING HOME, INCREDIBLE POTENTIAL IN PRIME LOCATION!

### FOR SALE NOW OR BY AUCTION

Set in one of Albury's most sought-after pockets, this cute and cozy 3-bedroom home offers unbeatable lifestyle convenience — just moments from the CBD's vibrant shopping precinct, alfresco cafés, and a fantastic range of restaurants. Plus, you're only minutes to the Murray River at Noreuil Park and the beautiful walking trails of Nail Can Hill Nature Reserve.

Filled with character and warmth, the home is ready to move straight into but also presents exciting potential for renovation. A fresh update or thoughtful makeover would easily enhance its timeless charm and add significant value, making it a smart choice for first-home buyers, renovators, or investors.

Inside, you'll find two living areas, two well-sized bedrooms, and a versatile third room perfect as an office, nursery, or extra bedroom. Outside, there's a generous yard offering plenty of room to create your dream outdoor space to enjoy from the rear balcony.

If you're looking for a property with lifestyle appeal, central convenience, and room to make it your own — this is the one! Inspection is a must!

NOTE! ALL INSPECTIONS ARE TO BE CONDUCTED BY PRIVATE APPOINTMENTS

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

**PRICE:**  
\$430,000

**OPEN FOR INSPECTION:**  
N/A



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# 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.

