

**SOLD**

## FIRST HOME OR INVESTMENT IN CONVENIENT EAST ALBURY

Perfectly positioned in ever-popular East Albury, this versatile property presents an excellent opportunity for first home buyers, families or investors looking for convenience and comfort. With IGA supermarket, Albury Base Hospital, Bunnings, Peards Borella Road complex, local parks, sporting facilities and the Hume Freeway all just moments away, the location is hard to beat.

Prime location: Everyday services, schools and shopping are all close by, making day-to-day living incredibly easy and practical.

Spacious layout: Inside, the home offers a generous lounge, dining and meals area, all flowing easily from one space to the next. The kitchen is perfectly positioned to service the meals area, while three bedrooms all feature built-in robes. Extra hallway storage, family bathroom, separate toilet and laundry add further practicality.

Year-round comfort: With ducted evaporative cooling and ducted gas heating, the home provides reliable comfort through both summer heat and winter cold.

Outdoor living & extras: Entertaining is a breeze with an extended covered outdoor area, complete with a fuel heater for all-season enjoyment. The secure backyard includes established gardens, a handy garden shed, and side access for boats, trailers or vans. A large four-car carport provides further flexibility. Adding even more value is the detached bungalow, complete with kitchenette, shower and toilet—ideal for extended family members, guests or teenagers wanting their own space.

This home combines location, comfort and versatility, making it an appealing option for a wide range of buyers. Whether you're searching for your first home, space for the family, or a smart investment property, this East Albury address is sure to impress. A fantastic opportunity not to be missed. Call George on 0412291974 to arrange your private inspection of this home

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

**PRICE:**  
\$590,000

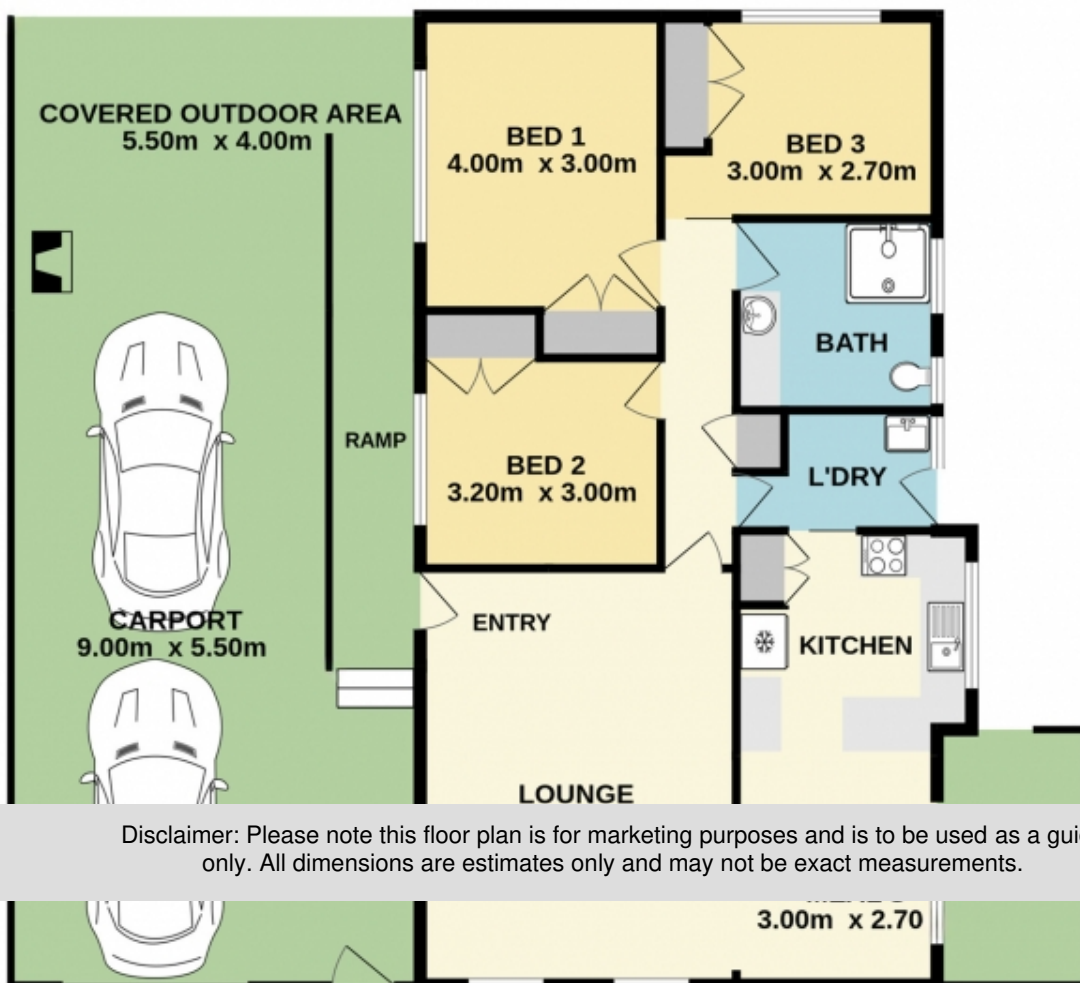
**OPEN FOR INSPECTION:**  
N/A



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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.

