



SOLD

WHERE TIMELESS CHARACTER MEETS ELEVATED LIVING IN PRESTIGIOUS FORREST HILL

FOR SALE: EOI

Set within the renowned and exclusive Forrest Hill location, this stylish and impressively presented four-bedroom residence delivers warmth, versatility and lifestyle in equal measure. From the moment you enter, the home's stunning polished Murray pine flooring exudes character and natural beauty, perfectly complementing the spacious lounge area and creating an inviting sense of home.

The lounge is enhanced by a charming gas illusion heater, providing a cosy and soothing ambiance throughout autumn, winter and early spring. Comfort is assured year-round with ducted gas heating, ducted evaporative cooling, ceiling fans throughout and the added benefit of a solar system to improve energy efficiency and reduce running costs.

The stylish 2-pac kitchen is both functional and impressive, featuring a 5-burner gas cooktop, 90cm electric oven, stainless steel dishwasher, range hood, abundant cupboard and pantry storage. Cleverly positioned, the kitchen effortlessly services the family meals area and the extensive covered alfresco zone—perfect for entertaining.

A standout feature is the flexible independent living arrangement downstairs, offering a generous bedroom with a full ensuite and split-system air conditioning—ideal for extended family, teenagers or a private parent retreat.

Outdoor living is equally impressive. Enjoy the changing seasons from the front balcony with views toward Monument Hill and the iconic War Memorial, which lights up spectacularly in the evening or relax in the established, landscaped and secure rear yard featuring a large outdoor spa.

Completing the lifestyle appeal is the unbeatable location—just a 980-metre walk to Dean Street CBD, pubs, clubs, alfresco dining and the Botanical Gardens. Close proximity to the Murray River foreshore and Nail Can Hill Nature Reserve offers scenic walking tracks, while the Forrest Hill Avenue Tennis Courts are only a 320-metre walk away.

An exceptional opportunity to secure a character-filled home in one of Albury's most prestigious addresses. Call George on 0412291974 to book your private inspection.

4 BED | 2 BATH | 2 CAR

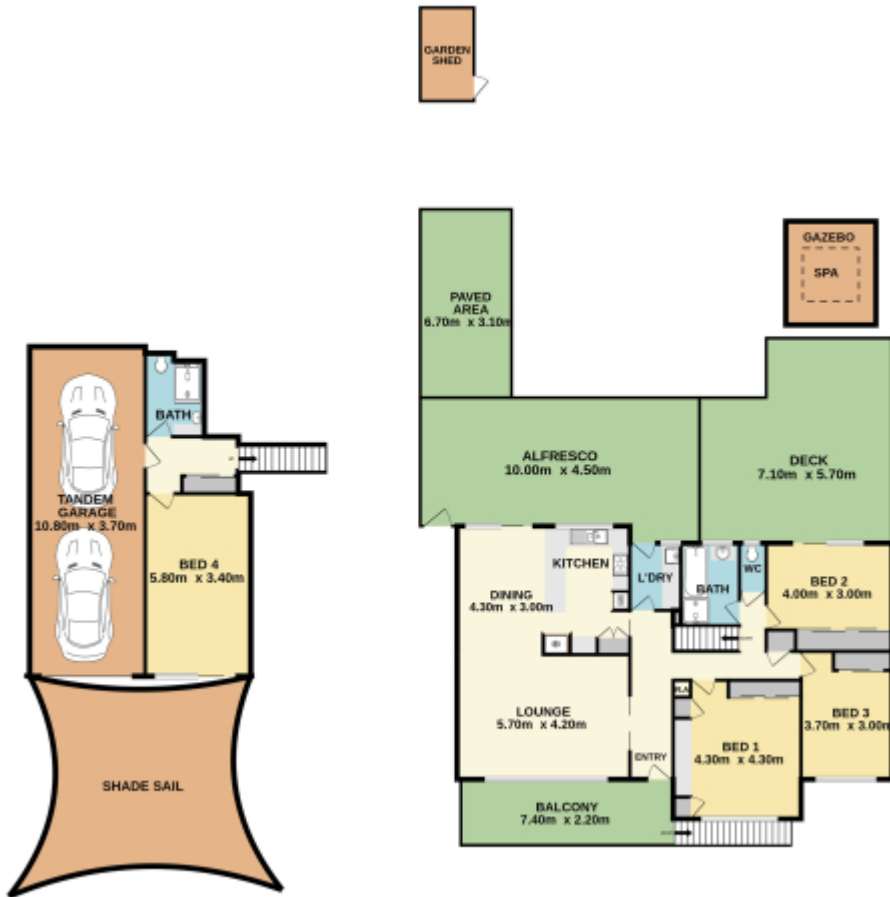
PRICE:
\$1,100,000

OPEN FOR INSPECTION:
N/A



George Bourdis
0412291974

george.bourdis@atrealty.com.au
www.georgebourdisrealestate.com.au



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.