



**SOLD**

## SPACIOUS FAMILY LIVING WITH NORTH-EASTERLY VIEWS IN A SIGNATURE EASTERN VIEW LOCATION

### FOR SALE: EOI

Set on a generous 994m<sup>2</sup> allotment in the highly regarded Eastern View Estate. This well presented three bedroom, two-bathroom home offers space, comfort and lifestyle appeal with sweeping north-easterly outlook.

Inside, a spacious L-shaped lounge and meals area provides flexibility for family living, while the central kitchen is well equipped with a dishwasher, stainless steel four-burner gas cooktop, electric under-bench oven and abundant cupboard space. The kitchen services the adjoining family room beautifully, creating a welcoming hub for everyday living.

Year-round comfort is assured with a gas wall furnace, ducted evaporative cooling throughout, split system cooling in the lounge and ceiling fans in family room and main bedroom. All bedrooms feature built-in robes, with the main bedroom offering the convenience of a private ensuite. The main bathroom includes a separate shower and bath, along with a separate toilet and large laundry.

Outside, the rear yard is relatively level with a gentle slope and includes a covered outdoor entertaining area positioned to enjoy uninterrupted north-easterly views to the North - East. A double garage with rear yard access completes this appealing home in a tightly held East Albury location.

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

**PRICE:**  
\$735,000

**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.

