



# FOR SALE

## LANDMARK LIFESTYLE HOLDING

### FOR SALE: BY EXPRESSIONS OF INTEREST

Set across an impressive 5.46-hectare allotment, this exceptional lifestyle property offers a rare fusion of contemporary living, equestrian infrastructure and unrivalled convenience to the heart of Albury and the thriving Thurgoona precinct. Delivering both scale and sophistication, this is a property designed to capture the essence of lifestyle, functionality and long-term appeal.

This property, spanning approximately 300m<sup>2</sup>, showcases contemporary architecture and has been thoughtfully designed to maximise both space and outlook. The home features a unique observatory deck, offering sweeping panoramic views toward the Victorian mountains—an ideal setting to relax, entertain or simply take in the natural beauty of the region.

Internally, the home is both spacious and highly functional, comprising five well-proportioned bedrooms, built-in robes, including a generous main bedroom complete with walk-in robe and ensuite. Three well-appointed bathrooms service the home, while a centrally positioned kitchen forms the hub of the residence, seamlessly connecting to two expansive living and entertaining zones. This layout provides flexibility for growing families and effortless indoor-outdoor living. Comfort is assured throughout the seasons with split system heating and cooling, double glazed windows, ceiling fans and the warmth and ambience of wood fuel heaters.

Outdoors, the property continues to impress with an array of lifestyle and recreational features. A freshwater swimming pool provides the perfect setting for summer enjoyment, while the full-size tennis court—complete with flood lighting—caters for both day and evening use. The established gardens are maintained via an electronic watering system, ensuring ease of care and year-round presentation.

For equestrian enthusiasts or those seeking rural versatility, the infrastructure on offer is extensive and thoughtfully designed. The property includes stables with capacity for five horses plus an additional separate single stable, electrified horse fencing, established cattle yards, four main paddocks in addition to the house and shed block. A full-size dressage arena measuring 20m x 40m is complemented by a dedicated arena shed with lighting, allowing for training and riding at all hours. A dam and windmill further enhance the practicality and appeal of the property. Additional improvements include a substantial 18.3m x 30.4m shed with approximately 5-metre clearance, offering outstanding storage, workshop space or the ability to accommodate a wide range of vehicles and equipment. The property is connected to electricity and town water, with the added benefit of two large water tanks providing a combined storage capacity of approximately 180,000 litres.

Location is a key highlight, with the property ideally positioned within the Albury Public and Albury High School catchment zones. A bike track at the front boundary provides direct access

5 BED | 3 BATH | 3 CAR

### PRICE:

Expression of Interest

### OPEN FOR INSPECTION:

N/A



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