



## 100 Albury Street, TUMBARUMBA, NSW 2653

"Wow those views"

With beautiful views at every turn, this is the ultimate springboard into the ever-popular Snowy Valleys town of Tumbarumba.

This 4-bedroom, two-bathroom brick and Colourbond roof home, positioned on 1000sqm of land, will suit first home buyers, downsizers and those looking to invest in this ever-popular township.

Upon entering the home, you are met with the main bedroom which has vinyl timber flooring, a walk-in wardrobe, ensuite and roller blinds.

The lounge, dining and meals area is equipped, with a split system air conditioning, reverse cycle air conditioning, wood fire heating, vinyl timber flooring roller blinds and expansive views. This area flows seamlessly into the kitchen zone with has an electric cooktop, brand new rangehood, dishwasher, pantry and plenty of cabinetry.

Beyond this zone you are met the laundry which seamlessly flows into the separate toilet and corner bath, shower and vanity.

**TYPE:** For Sale

**INTERNET ID:** 128P0142

**SALE DETAILS**

**\$500,000 - \$549,950**

**CONTACT DETAILS**

**Jerome Smith**  
0412 786 571

Beyond this zone you are met with bedrooms 2-4. Which feature timber vinyl flooring, roller blinds and built-in wardrobes to bedrooms 3 and 4 with country views from all rooms.

The backyard features the outdoor decking, colour bond fencing and plenty of room to kick a footy and play backyard cricket.

This property features, great side access, a single lock garage and a parking footprint for 3 cars

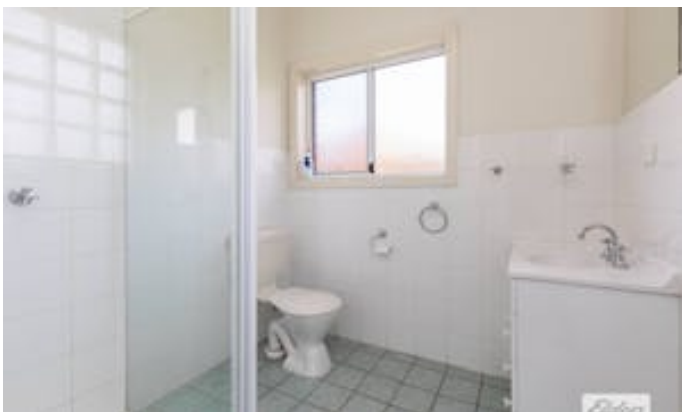
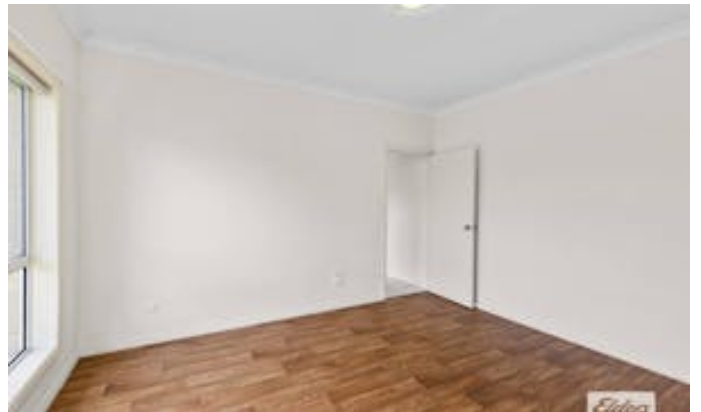
Within close driving distance to Tumbarumba Public School, All Saints Primary School, Tumbarumba High School, The Swimming pool, Tumbarumba Golf Club, driving distance to Tumbarumba TRC Trails with 24 km of mountain bike trails now open Rosewood Scenic Rail Trail, Shops, Places of Worship, 15 mins drive to Paddy's River Falls and so much more, this opportunity will not last long, this is a must-see property.

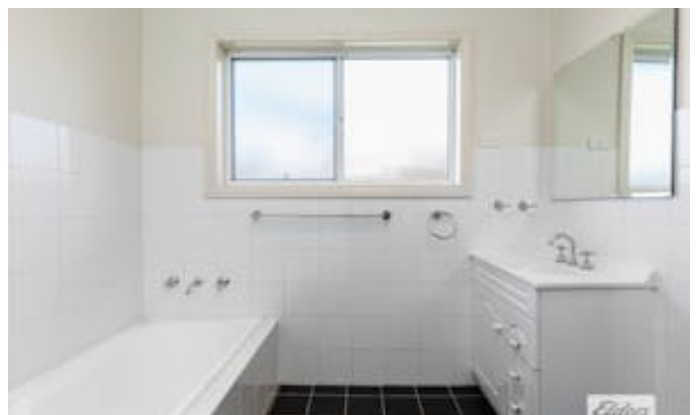
Call now to arrange your inspection.

Other features: Area Views, Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport

- Land Area 1,000.00 square metre
- Building Area: 186.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Floorboards













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Tumbarumba  
NSW 2653



RESIDENCE APPROXIMATE AREA	
INTERNAL AREA	134 SQM
EXTERNAL AREA	23 SQM
GARAGE	21 SQM
TOTAL	151 SQM

F = FRIDGE  
CPD = CUPBOARD, WM = WASHING  
MACHINE, FP = FIRE PLACE

Plans are not to scale & should be used  
as a guide only. Measurements are in  
metres.  
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