



## 60 Graham Street, LAKE ALBERT, NSW 2650

"Location, Opportunity, Convenience"

Positioned in an established street, this 5-bedroom, 2-bathroom, 2 toilet brick and tile home situated on a 905 sqm block of land is ready for a new owner. Unlock a golden opportunity with the purchase of this turnkey operation in the heart of the Lake Albert Village.

Upon entering the home, you are greeted with a flexible floor plan with brilliant separation of the living zones, ideal for the growing family.

The combined lounge and dining area is complete with sheer curtains, a modern ceiling fan, downlights and vinyl timber flooring.

Beyond this zone the master bedroom features carpet, roller blinds, sheer curtains, curtains, a modern ceiling fan, downlights and built-in wardrobe and drawers.

The ensuite is tiled and features a shower, vanity and toilet.

Bedrooms 2-3 offer comfort and privacy with carpet, roller blinds, sheer curtains,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 128P0166

**SALE DETAILS**

**\$789,950 - \$829,950**

**CONTACT DETAILS**

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**Elders Real Estate Wagga Wagga Residential & Lifestyle**

modern ceiling fans and built-ins and drawers. Bedrooms 4-5 feature a mix of carpet, roller blinds, sheer curtains, modern ceiling fans and lighting.

Year-round comfort is provided with ceiling fans, evaporative cooling and gas heating.

The main bathroom is tiled and is as neat as a pin. It features a shower, corner bath with a spa function and wash basin. The laundry is tiled and functional and the second toilet is ideal for the growing family.

The neat and tidy kitchen features vinyl timber flooring, breakfast bar, gas cooktop, rangehood, electric oven, dishwasher, quartz benchtop, dual washbasin and plenty of cabinetry.

The rumpus room features slate tiles, roller blinds and good lighting.

The outdoor alfresco provides plenty of room for a BBQ and flows seamlessly into the backyard. The neat and tidy grassed area is ideal for a trampoline, kicking a footy and summer backyard entertainment. Splash out this summer in your neat and tidy inground swimming pool. This area adjoins the 5.5x 6 metre shed which has dual roller door access, high clearance, brilliant lighting and rear lane access.

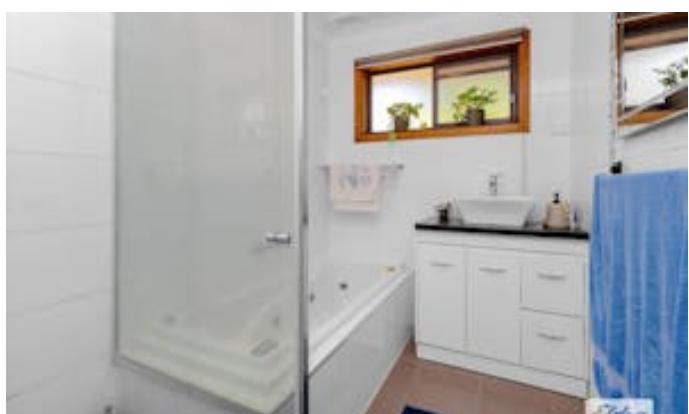
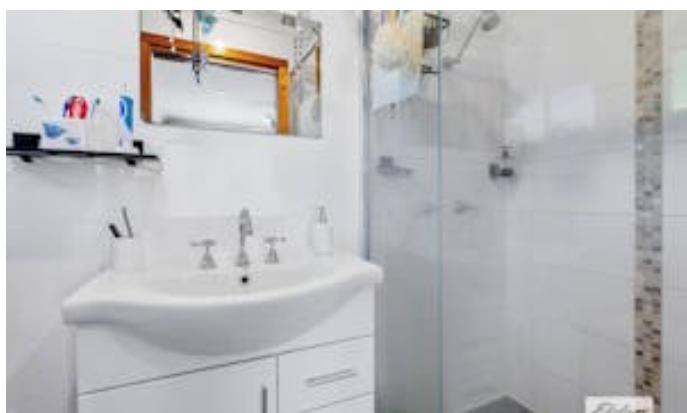
A carport and an overall parking footprint for 8 cars provides many options for the growing family and the busy tradesperson.

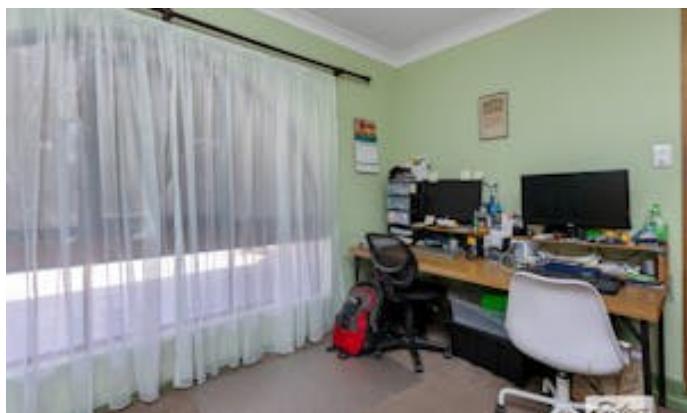
Within close range to Lake Albert Primary School, Mater Dei High School, The Blamey Hotel, Lake Albert Shopping Village and the Lake Albert Lake Precinct, this won't last long.

Call now to arrange your inspection.

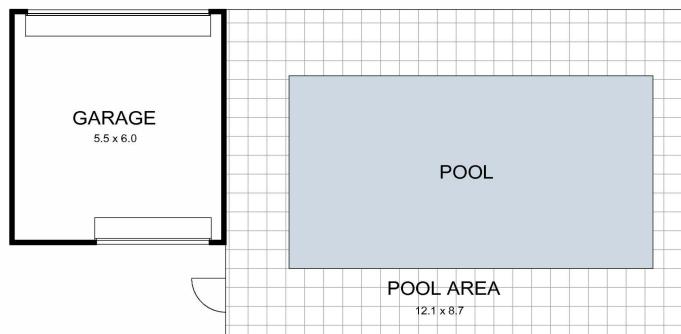
Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Pool

- Land Area 905.00 square metres
- Building Area: 168.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 7
- Single carport
- Ensuite
- Floorboards










Jerome Smith

0412 786 571

60 Graham Street  
Lake Albert  
NSW 2650

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RESIDENCE APPROXIMATE AREA  
INTERNAL AREA | 168 SQM  
EXTERNAL AREA | 30 SQM  
TOTAL | 198 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.  
MARIAH@SHININGDESIGNS.COM.AU