



27 Orchard Way, HAMILTON VALLEY, NSW 2641

Big House, Quality Build.

Boasting the views over Hamilton Valley and hills, this quality executive built home has a choice of 3 living zones, a plethora of large bedrooms and an overflow onto the alfresco area. This family residence built in 2004 will surprise and fulfill the needs of families of every size.

Boasting windows with natural light and graced with a true sense of 'home', the practical floorplan spans close to 27sqm. With a very private yard, gates to close, this driveway can fit more than 2 cars in addition to the double garage. Sandstone stacker walls, coloured concrete, stencil paving and easy care yard make this ready to move in with nothing to do. Enter the house into a welcoming sunken lounge with elegant timber flooring. At the front of the house is a study or 5th bedroom. Lead into the kitchen whilst taking in the views through the north facing windows.

The large Blackwood kitchen, being the heart of the home, also boasts well-built storage, big benches for use and seating. It showcases quality appliances including a built-in microwave and high-end 900mm oven, and overlooks the outdoor area.

The master Bedroom is over-sized and the ensuite features a resort style shower looking through to greenery outdoors, separate toilet and a WIR that has to be seen to

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: Sold

INTERNET ID: 19824625

SALE DETAILS

\$430,000

CONTACT DETAILS

Elders Limited
140 High Street
WODONGA, VIC
02 6024 5450

Joanne Hughes
0407 462 278

be believed. Continuing on from the kitchen is a large meals/dining area that could also fit another seating area as well. Then to add to the spaciousness, there is another family room currently being used for Albury's biggest craft room.

The hallway leads to 3 more queen size bedrooms all with BIRs, new carpets and ceiling fans, plus a large bathroom, separate toilet and huge laundry.

Featuring four zone floor heating plus split system heating/cooling , this impeccable offering also includes a garden shed and a double garage behind secure gates.

- Land Area 799.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







