



490 Alldis Avenue, LAVINGTON, NSW 2641

Versatility on Alldis - Live, Work or Unlock the Potential

Set in a well-held pocket of Lavington, 490 Alldis Avenue is one of those properties that immediately stands out for its flexibility. Sitting on a generous 1,020m² allotment, this refurbished home offers multiple pathways - move in and enjoy, lease out, run a business from home, or continue to add value over time.

The layout is where this property really separates itself. Currently configured as a two-bedroom home, it also includes a former shopfront space that completely changes the game. This area presents as the ideal conversion into a standout master suite, second living zone or retained as a home office/business frontage - giving buyers the ability to tailor the home to suit their lifestyle. It's rare to find a floorplan that offers this level of adaptability without major structural changes.

The updates already completed provide a comfortable and functional base, while still leaving enough scope for buyers to add their own touch and capitalise further.

Outside, the block opens up even more opportunity. The backyard is generous and usable, the shedding is perfect for tradies, storage or hobbies, and the established entertaining area makes it easy to enjoy straight away. It's a property that balances lifestyle with practicality - something buyers are actively chasing.

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: 21P10195

SALE DETAILS

\$625,000 - \$645,000

CONTACT DETAILS

Albury

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From a market perspective, this one appeals across the board - owner occupiers wanting space and flexibility, tradies needing shedding and access, investors looking for a strong, rentable asset, and buyers seeking something with a point of difference.

A property that doesn't box you in - it gives you options.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 1,020.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport







Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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Elders Real Estate