



## 1&2/311 Union Road, NORTH ALBURY, NSW 2640

Two Homes, One Address – Invest, Occupy or Unlock the Potentia

A rare and versatile offering in a convenient North Albury location, 1 & 2/311 Union Road presents an exciting opportunity for investors, first home buyers and downsizers alike, with the option to purchase individually or secure both properties in one smart acquisition.

Positioned on the one allotment with separate dwellings to the front and rear, this unique property delivers flexibility for a range of buyers, whether you're looking to expand your investment portfolio, live in one and lease the other, or secure dual income potential in a sought-after location.

The front home offers a comfortable and practical layout with three bedrooms, generous front living room, adjoining dining space and a neat kitchen featuring an electric cooktop and oven, along with excellent bench space and storage. Year-round comfort is catered for with a gas heater, split system heating and cooling to the lounge, plus ceiling fans throughout the bedrooms. A carport and spacious front yard further enhance the appeal.

Privately positioned to the rear, the second dwelling also comprises three bedrooms, including a main bedroom with ensuite, along with open plan living and dining adjoining

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:** 21P10299

**SALE DETAILS**

**From \$525,000**

**CONTACT DETAILS**

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**

0407 685 580

the kitchen. The kitchen is well appointed with an electric cooktop and oven, complemented by good storage throughout. Split systems to the lounge and all bedrooms provide individual comfort, while a carport and generous outdoor space complete the package.

Both properties are currently vacant, offering immediate flexibility for owner occupiers or investors wanting to set their own rental strategy. With an estimated rental return of approximately \$480 per week for Unit 1 and \$480 per week for Unit 2, the income potential is undeniable.

Conveniently located close to Lavington Shopping Centre, the emerging medical precinct, local parks and Lavington Swim Centre, with easy freeway access nearby via Union Road, this is a well-connected address with everyday amenities all within easy reach.

Opportunities offering this level of flexibility are increasingly hard to find. Buy one, buy both, invest for the future or move straight in-the choice is yours.

Unit One - \$535,000

Unit Two - \$525,000

\*Subdivision almost complete

- Bedrooms: 6
- Bathrooms: 3
- Double carport





