



## 135 Borella Road, EAST ALBURY, NSW 2640

### East Albury - Convenient Location

Perfectly positioned in a highly convenient East Albury location, this comfortable home presents an excellent opportunity for first home buyers, investors or those seeking a low-maintenance lifestyle close to essential services and amenities.

Set on 670m<sup>2</sup> and offering three great sized bedrooms, each complete with built-in robes, the home provides practical family living with a functional floorplan designed for everyday comfort. A full family bathroom is complemented by a separate toilet, adding convenience for busy households.

The generous kitchen offers excellent storage and workspace, featuring electric cooking and plenty of room for family meal preparation. Adjoining living spaces create a welcoming environment with the home offering a lounge and rumpus room with bar to the rear, while gas heating and ducted evaporative cooling ensure year-round comfort regardless of the season.

Outside, the secure backyard provides plenty of space for children and pets to play safely, while the shedding offers valuable storage or workshop options for hobbyists and tradies alike with a carport to the front offering sheltered car accommodation.

**TYPE:** For Sale

**INTERNET ID:** 21P10508

#### SALE DETAILS

**\$599,000**

#### CONTACT DETAILS

**Albury**  
140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**  
0407 685 580

Conveniently located just moments from Albury Base Hospital, the Cancer Centre, IGA supermarket, Harvey Norman Complex, Bunnings and Peards, this property places everyday necessities right at your doorstep.

Whether you're looking to move straight in, invest, or add your own touches over time, this is an opportunity not to be missed.

Currently tenanted on a month to month basis at \$530 per week.

- Land Area 670.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport







All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.