



## 41 Gilson Place, HOWLONG, NSW 2643

### Modern Comfort Meets Effortless Living!

Nestled in a quiet, family-friendly court, this immaculate three-bedroom, two-bathroom home offers the perfect blend of contemporary living, convenience, and comfort. Ideally located just moments from the local golf course, this property is a must-see for buyers seeking space, functionality, and lifestyle in one of the area's most desirable locations.

Built by a respected local builder, the home presents with exceptional quality and thoughtful design throughout. The main bedroom is a true retreat, complete with a walk-in robe and a private ensuite. Both additional bedrooms are generously sized and feature built-in robes, serviced by a full bathroom with a separate toilet, ideal for growing families or guests.

Once inside you will be greeted by an impressive open-plan layout, seamlessly combining the spacious kitchen, dining, and lounge areas. The heart of the home, the kitchen, boasts gas cooking, a dishwasher, walk-in pantry, and ample bench space – ideal for the home chef or entertainer.

Comfort is assured all year round with ducted heating and cooling, ceiling fans throughout, and a split system unit for extra climate control. Practicality continues in the well-appointed laundry, which includes plenty of built-in storage.

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:** 21P9432

#### SALE DETAILS

**\$659,000**

#### CONTACT DETAILS

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Kristy Leathem**  
0419 551 224

Step outside to enjoy a beautifully maintained yard and an expansive undercover entertaining area fitted with a ceiling fan and pull-down blinds, perfect for year-round outdoor gatherings. The home's attractive street appeal and double lock-up garage promise a welcoming and secure lifestyle. Rear yard access provides added practicality for trailers, boats, or additional storage.

Whether you're a family, retiree, or first-home buyer, this modern gem offers something for everyone - a quality home in a peaceful location close to local amenities and lifestyle perks. Don't miss this fantastic opportunity to secure a modern, move-in-ready home in a highly sought-after area. Contact us today to arrange your private inspection.

- Land Area 772.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2



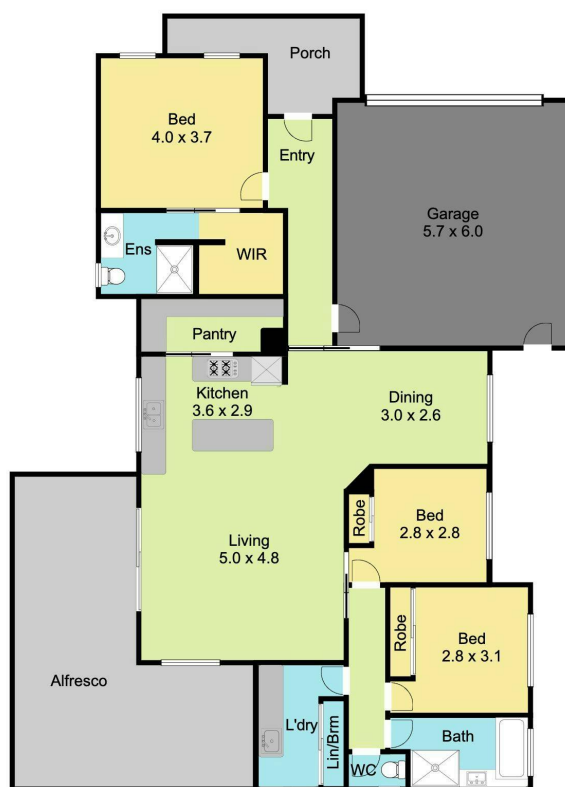








**41 GILSON PLACE, HOWLONG**



**Elders** Real Estate

All measurements are approximate. This floor plan is for marketing purposes and is to be used as a guide only.  
Floor plan prepared by Elevated Media.