



3/732 Lavis Street, EAST ALBURY, NSW 2640

Neat Two Bedroom Unit

Set within a well-maintained complex, this lovely two-bedroom unit offers both comfort and convenience, making it an appealing choice for first-home buyers, downsizers, and investors alike.

Inside, you'll find a generous lounge that provides plenty of space to relax, alongside a kitchen offering ample cupboard storage. Both bedrooms are fitted with built-in robes, while the bathroom adjoins a separate laundry for everyday practicality. Year-round comfort is assured with gas heating and refrigerated air-conditioning.

Outdoors, a private rear yard adds a sense of space and privacy, complemented by a secure single lock-up garage.

Currently tenanted at \$350 per week on a month-to-month basis, with potential to achieve \$365 per week, this property presents an excellent investment opportunity with immediate returns.

Council Rates - \$1,009.62 Water Rates - \$953.67 plus consumption Strata \$250 per

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: 21P9458

SALE DETAILS

\$399,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Dean Star

0407 685 580

quarter

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

- Land Area 90.00 square metres
- Building Area: 1.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Single garage



