

## 472 Splitters Creek Road, SPLITTERS CREEK, NSW 2640

### Escape to 5.88 Acres of Tranquillity

Welcome to 472 Splitters Creek Road - a place where bushland serenity, fresh country air, and that relaxed "exhale" feeling come together on an impressive 5.88 acres. This is the kind of home that feels instantly comforting, beautifully private, and full of potential for anyone dreaming of space, nature, and a lifestyle that moves at a gentler pace.

Stepping inside, the generous open plan living zone becomes the warm heart of the home. Think big windows framing leafy outlooks, cosy nights by the open fireplace, and easy dinners that flow from the kitchen to the lounge without missing a beat. The kitchen offers timber cabinetry, an new upright electric cooker, dishwasher, and a large fridge space - all ready for family meals, weekend baking, or that first morning coffee.

Accommodation is ideal for growing families or those who love having room to spread out. The main bedroom includes a walk-in robe and ensuite, while the remaining bedrooms enjoy mirrored built-in robes and are serviced by a full family bathroom with a separate toilet. A dedicated study gives you the option of a fifth bedroom, home office, or creative studio.

Comfort is well and truly covered with ducted evaporative cooling, ducted gas heating,

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**TYPE:** For Sale

**INTERNET ID:** 21P9539

**SALE DETAILS**

**\$949,000**

**CONTACT DETAILS**

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**

0407 685 580

a split system to the lounge, plus the charm of the open fireplace on chilly nights.

Step outside and the lifestyle magic truly begins. A wrap around verandah offers the perfect spot to soak in the tranquillity, while a salt chlorinated inground pool and spa bring the fun for family and friends. The oversized double lock-up garage provides space for a workshop or storage, complemented by a separate carport for extra vehicles. Established gardens, a dam, three water tanks, (the cement tank is for rainwater and restricted to household use; the two plastic tanks are scheme water) and solar panels elevate both practicality and sustainability.

And the location? It's the best of both worlds - immersed in peaceful bushland surrounds, no through traffic, yet just a short, easy drive into Albury for schools, caf  s, shops, and amenities.

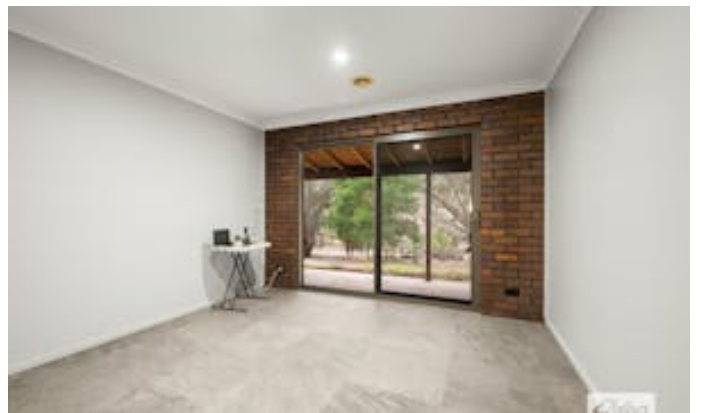
The double brick home is largely original, giving it wonderful bones and incredible potential. Whether you're dreaming of a modern country makeover or simply looking for a solid, character-filled home ready to enjoy as is, this property is set for its next chapter.

Acreage, privacy, views, and a lifestyle you'll treasure - it's all here waiting for you.

Council Rates: \$2226.67 pa

- Land Area 5.88 acres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Single carport



















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