



33/7 Severin Court, THURGOONA, NSW 2640

Easy, Comfortable Living in a Friendly Over-55s Community

Enjoy a relaxed and worry-free lifestyle in this lovely one-bedroom unit, perfectly positioned within a safe and welcoming gated community for over-55s. Whether you're looking to downsize, enjoy your retirement, or make a smart, low-maintenance investment, this home is a wonderful choice.

Step inside to a bright and comfortable living area that flows into the kitchen - everything you need is right at your fingertips. Air conditioner keeps the space cool all year round. The bedroom includes a built-in robe and opens into a ensuite featuring an open shower, toilet, and single vanity for easy access.

Living here means you can truly relax - Gardens and external maintenance are taken care off!

You'll also have access to a lovely residents' lounge and entertainment room, perfect for catching up with friends, joining in community activities, or simply enjoying some quiet time.

The location couldn't be more convenient - right across the road from Thurgoona Plaza,

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: 21P9644

SALE DETAILS

\$140,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Nathan Baker
0499 993 028

with Woolworths, a chemist, caf  s, bakery, newsagent, butcher, banks, and a local gym all within easy reach. A bus stop at the village entrance makes getting to Albury and nearby suburbs simple and stress-free.

Potential rent return \$220 Approx per week

Council Rates: \$476.49 per year.

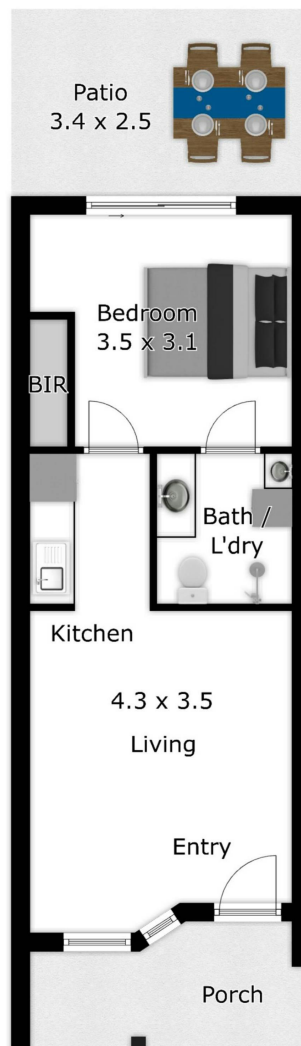
Water Rates: \$953.67 per year plus usage.

Strata Levies: \$780 Per Quarter Approx.

- Bedrooms: 1
- Bathrooms: 1
- Car Parks: 1







APPROX. INTERIOR LIVING AREA

32.9 sq. m

Please note: This plan has been generated for advertising only
and may not be exact.

Interested parties are to do their due diligence
to verify any information provided in this plan.