



## 1078 Bunton Street, NORTH ALBURY, NSW 2640

### Verve and Versatility in North Albury

With an attractive street scape, a peaceful position in a tightly held corner of North Albury and deceptively spacious proportions, doesn't your family deserve something wonderful like this lovely family home? Split-level in design, its low maintenance gardens and grand double-door entry give way to a spacious open-plan living and dining space with rich timber floors, adjoining a positively huge kitchen complete with stone counters and quality appliances. An oversized family room with a characterful wood-burner flows to the left of the dining space, taking full advantage of its northerly aspect. All 3 bedrooms are generous and offer BIRs, plus there's 2 bathrooms, a separate loo, big laundry, great storage and ducted heating and cooling for year-round comfort. Outdoor entertaining is a highlight here, courtesy of the awesome alfresco space with its brilliant established gardens. Leading from the alfresco space is the downstairs studio and full ensuite. Thanks to that 758m allotment, there's ample room for furry companions, with a DLUG wrapping things up. For the intelligent investor, anticipated rent is \$610 â## 630 per week Proximity to schools and shopping complete a very family-focused offering so call now for inspection times.

**TYPE:** For Sale

**INTERNET ID:** 21P9789

#### SALE DETAILS

**\$679,000**

#### CONTACT DETAILS

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Manny Gonzalez**  
0400 478 218

Council Rates - \$1664.72 per annum

Water Rates - \$853 pa approx

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.

- Land Area 758.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- Double garage





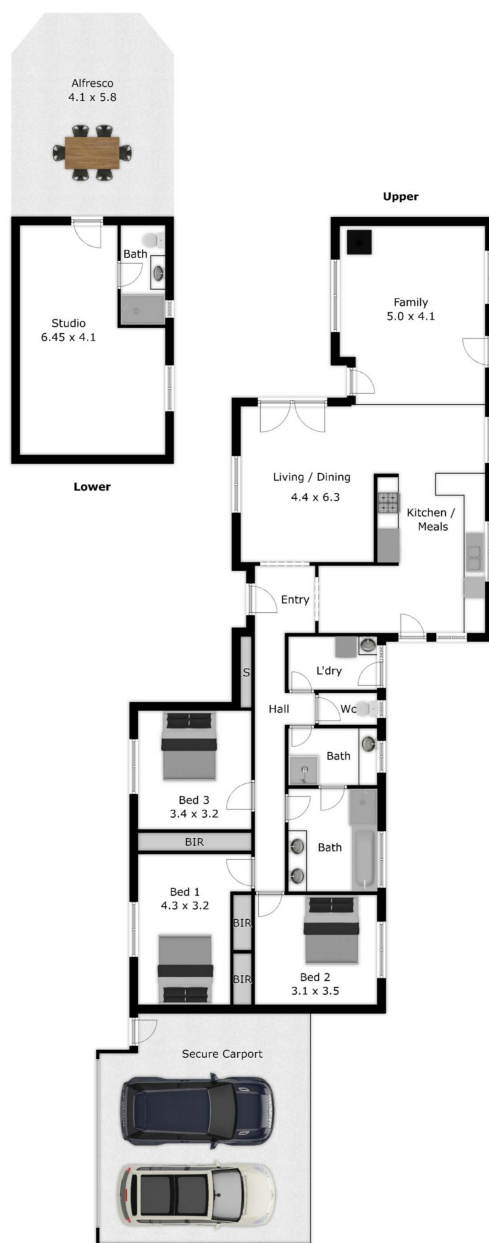












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