

1004 Sylvania Avenue, North Albury, NSW, 2640



House For Sale

Wednesday, 20 November 2024

1004 Sylvania Avenue, North Albury, NSW, 2640

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Cute as a Button!

Welcome to 1004 Sylvania Avenue, North Albury where comfort meets convenience in a home designed to accommodate your lifestyle. Set on a generous 822 sqm block, this property offers the perfect blend of practicality and opportunity-ideal for families, first-home buyers, or savvy investors.

This three bedroom weatherboard cottage is thoughtfully laid out, with each bedroom featuring built-in robes and ceiling fans for year-round comfort and easy organisation. Two bathrooms provide convenience, with the second toilet located outside, adding functionality for alfresco entertaining or garden workdays.

Inside, the living areas cater to all seasons and moods. The main living room features a cozy wood fire, reverse cycle split system, and ceiling fan, creating a warm retreat in winter and a cool escape in summer. A second living area, complete with its own ceiling fan, ensures additional space for family relaxation or activities.

The kitchen is the heart of the home, equipped with gas cooking appliances, a dishwasher, and a convenient layout that flows seamlessly into the dining area.

Step outside to discover an entertainer's dream. The large undercover alfresco area is perfect for weekend gatherings, barbecues, or quiet evenings under the stars. The secure yard offers peace of mind for families with children or pets, while a spacious shed and single carport add practicality.

Backing onto Apco, this home is conveniently located within minutes of Lavington Square, local schools, and parks, as well as just a 5 minute drive to Albury. With a rental estimate of \$485 per week, this property also presents an excellent investment opportunity.

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.