

# 17B Florence Crescent, West Albury, NSW, 2640



## House For Sale

Saturday, 9 November 2024

17B Florence Crescent, West Albury, NSW, 2640

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nigel Horne  
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## EAGLES REST

This lovely family home was built in 2002 in a pavilion style with vaulted ceilings. It sits with other quality homes in Pemberton Park Estate with nearby bus stops, parks, and greenbelt. Albury Private Hospital and other medical facilities are a few blocks away. The dining and living rooms flow outside to the verandah barbecue area.

Ducted evaporative cooling & a reverse-cycle slit system will keep you cool, whilst ducted gas heating, a gas log fire, and panel heater provide warmth. The generous kitchen includes a dishwasher, gas cooktop and fan forced oven. It has 3 bedrooms - master with ensuite, and bedroom 3 has ensuite-style access to the main bathroom. Bedroom 2 has a built-in desk, and all bedrooms have a ceiling fan. The double-width remote control garage includes a workshop and two pedestrian doors. Two cars can be parked in the space between the driveway and side gate for yard access. Either live the dream here yourself or make it work for you as an investment. This ideal family home will be vacant and could be leased at \$600 per week. To inspect call 6025 8000 or email [info@nhre.com.au](mailto:info@nhre.com.au) For more visit [www.nhre.com.au](http://www.nhre.com.au)