



Under Contract

**3 Anna
Court,
North Albury
Allotment: 752m²**

\$445,000

Quality, modern home in quiet, private court position. Easy access to all Albury and Lavington amenities.

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Quality built Peter Bowen 5 year old home on a 752^{m²} allotment. This modern brick veneer home offers large open plan living with low maintenance gardens and surrounds.

The home comprises four (4) generous bedrooms with built in robes and walk in robes and ensuite to main bedroom.

The “as new” family bathroom has a separate toilet and separate vanity area. The home has a separate formal lounge incorporating the entrance, this leads to a large open plan family room with sliding doors to the “alfresco” area., a spacious meals area and a modern hostess kitchen. The main feature of the kitchen is a long central bench with modern Blanco double sink and taps, an abundance of storage, drawers and cupboards. The gas cooktop and Westinghouse oven, Fisher and Paykel dishwasher are quality features to ensure a very usable area. Adjoining the family room is an undercover “alfresco” area with gas point for barbeque and paved floor. The well appointed laundry has built in cupboards and bench space.

The home has ducted evaporative cooling throughout and gas ducted heating. Quality floor coverings and window furnishings throughout. The double lock up garage under roof has a double roller door at street level and single roller door at rear into garden. The garden comprises large lawn areas with low maintenance garden beds, garden shed and small water tank.

The home is protected by a full back to base security system.

A beautiful home ready to move into and enjoy. Close to all schools, walking tracks, sporting facilities and all that Albury– Wodonga has to offer.

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