



4 Mullawar Street, Tallangatta
Allotment: 1163m²

Auction Saturday 1st August
11am on site

**Quality brick veneer home in excellent order,
perfect opportunity for owner occupier,
investor or those seeking a tree change.**

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Property ID: 1803
BRIAN UNTHANK REAL ESTATE





Location:

Situated in an elevated position in the peaceful Tallangatta township. The ideal place for a lifestyle change or to raise a family in a safe and friendly community. Easy commute to the major regional cities Albury - Wodonga. (approx. 38kms)

Residence:

This well maintained brick home has been tastefully updated throughout. Comprising three (3) bedrooms all with built in robes, overhead fans and electric split systems to all bedrooms. Generous sized lounge area with large lounge north facing windows offering views over lake Hume and the hills beyond, slow combustion wood heating, ceiling fans and split system A/C. Adjacent to the lounge area is the dining space that merges into the Rumpus/office. The modern kitchen is at the heart of the home and features a 900mm gas stove and electric oven to make entertaining a breeze, the ample cupboard and bench space ensure you will be able to cook up a storm. Complete with a new dishwasher the kitchen will be a no fuss no hassle part of the home. Full family bathroom and a well appointed laundry with a separate second toilet. An abundance of storage space with numerous cupboards for linen and for all the extra bits and pieces accumulated throughout our lives.

Gardens and surrounds:

Outside consists of manicured landscaped gardens, single lock up garage, adjoining storage area, large oversized triple carport, north facing porch with fantastic views encapsulating all the area has to offer.

Schools and services:

Tallangatta is home to numerous proud and successful sporting clubs as well as a number of recreational groups, Post Office, IGA, Petrol stations, police station, veterinary clinic, bakery and much more including highly regarded schools such as Tallangatta Secondary College, St Michael's Primary School, Tallangatta Primary School and day care services.

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