

# For Sale



**\$530,000**

**"Glengowan"**

**427 Macauley St, Albury**



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# “Glengowan”

On the other side of the front picket fence is a bygone era where you will fall in love with this charming home.

<b>PROPERTY:</b>	427 Macauley St	<b>PRICE:</b>	\$530,000			
<b>LAND SIZE:</b>	540 m2	<b>CONSTRUCTION:</b>	Double Brick			
<b>AGE:</b>	Circa 1920's	<b>ROOF:</b>	Iron			
<b>BED 3:</b>	Huge BIR	<b>BED 2:</b>	No BIR, OFP	<b>BED 1:</b>	Big BIR, OFP &	<b>Ensuite</b>
<b>CEILING HEIGHT:</b>	3.6 Metres (12 ft)	<b>CEILING FEATURES:</b>	Pressed Metal			
<b>FLOORING:</b>	Boards, carpet, cork	<b>KITCHEN:</b>	Dishwasher			
<b>HEATING:</b>	Gas space heater	<b>WINE RACK:</b>	Built-in			
<b>COOLING:</b>	Split System	<b>GAS COOKER:</b>	Upright 3-in-1			
<b>LAUNDRY:</b>	Twin tub	<b>RANGEHOOD:</b>	Canopy style			
<b>HOT WATER:</b>	Gas & Solar	<b>WALK - IN - PANTRY:</b>	Yes			
<b>TOILETS:</b>	Two	<b>INSULATION:</b>	No Asbestos			
<b>COUNCIL RATES:</b>	\$2,257 p.a	<b>CARPORT:</b>	Lane off Hume St			
<b>WATER RATES:</b>	\$852 p.a + usage	<b>GARDEN SHED:</b>	Yes			

“Glengowan” has the best of both worlds: century-old charm with modern renovations. Soak up the atmosphere of leadlight windows, genuine floorboards, high ceilings with pressed metal features, exposed brickwork, and open fire-places with ornate surrounds.

Modern amenities include ceiling fans, gas heating, and split system reverse-cycle air-conditioning. The large kitchen includes a gas cooker, dishwasher, and walk-in pantry. The master bedroom has a large built-in-robe, open fire place, and ensuite. Bedroom 2 has an open fireplace, whilst bedroom 3 has enormous built-in-robos.

Large timber sliding doors lead out to a brick paved area with garden arch, and views of the shady backyard. This could be your little piece of paradise right in the heart of town.

This charming home is ideally located two blocks from Dean Street's cafes, restaurants, cinema, shops, and cultural facilities. Also nearby are schools, child care, the railway station, parks, and a little further is the Murray River. Leave the car at home and walk to everything.

Inspect By Appointment - call 0407 058 706. For more visit [www.nhre.com.au](http://www.nhre.com.au)

Whilst every care is taken to supply accurate information we cannot be held responsible for any incorrect information. Interested parties are encouraged to make their own enquiries.