

For Sale



1068 Caratel St, Nth Albury

\$449,500



Nigel Horne

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1068 Caratel St (cnr Gulpha St), North Albury

POSSESSION:	vacant	PRICE:	\$449,500
LAND SIZE:	664 m2	EXTERIOR WALLS:	brick
BASE: stumps	AGE: 1967	ROOF:	tile
BED 1: c/fan, BIR	BED 2: c/fan, BIR	BEDROOM 3:	c/fan, BIR
LOUNGE: c/fan	bench work area	KITCHEN:	open plan
FLOORING: carpet	& tiles & linoleum	OVEN & GRILLER:	electric & gas
HEATING:	ducted gas	RANGEHOOD:	canopy style
COOLING:	ducted evaporative	BATHROOM:	shower & bath
HOT WATER:	gas 130 litre	TOILETS x2: one inside	one outside
COUNCIL RATES:	\$1,621 pa	ACCESS: driveways from	both streets
WATER RATES:	\$878.50 pa + usage	BRICK GARAGE:	double width
POTENTIAL RENT:	\$440 per wk	ZONING: R1 General	Residential

Dual-Purpose Delight

This property has been a residence and the site of a Home Nursing Service. The large living area and one of the bedrooms have workbenches that could easily be removed for residential purposes. Ducted gas heating and ducted evaporative cooling provide year-round comfort. The modern kitchen includes a gas cooktop and looks onto the attractive front garden.

All three bedrooms have built-in-robos and a ceiling fan. The largest bedroom has an attached study space which could be used as a walk-in-robe, nursery, or storage area. The bathroom has two-way access through the adjacent laundry. The double garage is accessible from both driveways. A second toilet and access under the house face the garage. There is an opportunity to renovate and add your own flair.

This dual-purpose home looks onto a park and is located 1.2km from Lavington Square Shopping Centre. Nearby are bus stops, schools, the North Albury swimming pool, and sportsgrounds.

This home could suit an owner-occupier; a permitted commercial operation; or an investor seeking a residential rent of potentially \$440 per week.

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.