



## 288 Borella Rd, East Albury



### Development Alert!

288 Borella Road, East Albury offers the opportunity to purchase a large 1046m<sup>2</sup> allotment in old East Albury with a solid brick Californian bungalow (circa 1940's).

This home has had a new roof, rewiring and replumbed in recent years. The original features include fireplace in bedroom, timber windows, original murray pine floors. The home is in need of a cosmetic refurbishment and will appeal to a renovator or developer. The kitchen was refurbished in recent years and offers benches and cupboards, electric stove and oven and huge walk-in pantry. This home offers (2) two double bedrooms, large lounge room with gas heating. Bathroom, separate shower room, toilet and laundry. Rear sunroom/sleepout has murray pine floors and ceiling plus gas bayonet point for extra heating.

The large allotment has a lock up shed and carport plus direct access to lane at rear.

288 Borella Road offers an opportunity to obtain a large block in a central position and renovate the home for an owner occupier or to use as a development block for a unit development S.T.C.A. or simply do a minor refurbishment on home for rental and land bank the allotment. Few and far between.

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<b>Price</b>	\$400,000
<b>Property Type</b>	residential
<b>Property ID</b>	1502

### Agent Details

Susan Hanrahan - 0407 061 058

### Office Details

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