

Sold



62 Balfour St, Culcairn



## ATTENTION RENOVATORS

Perfectly positioned on 1,012m<sup>2</sup> in the main street of Culcairn, this weatherboard home presents an opportunity for those looking to renovate or even demolish and build a new home.

The property includes:

- 2 bedroom plus sleepout
- Rear lane access

Situated directly across from the primary school, within walking distance to shops and close to all facilities including football ground, golf course, tennis and netball courts, lawn bowls and swimming pool. Enjoy a relaxed country lifestyle and an easy commute to major regional hubs with Albury just 35 minutes and Wagga Wagga only an hour away.

Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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Price	SOLD
Property Type	Residential
Property ID	1900
Category	House

### Agent Details

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### Office Details

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