

Sold



54 Coach Rd, Gerogery



## COUNTRY LIFESTYLE CLOSE TO TOWN

Nestled on approximately 3.94 hectares (9.74 acres), this property offers views to the ranges and a tranquil country lifestyle just 20 minutes to the heart of Albury.

Ideal for renovating to meet your needs, the home comprises 3 generous bedrooms with built-in robes, central main bathroom plus second toilet and shower in the laundry. Featuring a modern kitchen with electric cooking, adjoining dining area and spacious lounge with wood heater. Wood panelling, timber look floors, ceiling fans and wall air conditioning complete the home.

Enjoy the rural setting from the open air timber deck or front verandah. An old double lock-up garage and single carport provide plenty of vehicle storage options while the land includes electric fencing, town water and septic system. Positioned directly across from Gerogery Primary School, with school bus close by and within easy commute to both Culcairn and Albury, this property offers the perfect blend of lifestyle and convenience and is not to be missed.

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

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<b>Price</b>	SOLD for \$582,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2228
<b>Category</b>	Acreage Semi-rural
<b>Land Area</b>	3.94 ha

### Agent Details

Brendan Lee - 0455 889 998

### Office Details

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rely upon their own inquiries in order to determine whether or not this information is in fact accurate.