



80 Greentree Way West Albury, NSW

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### Family living in Popular Pemberton Park Estate,

Offering a fantastic floor plan with family friendly dimensions, this home particularly provides wonderful opportunities to entertain in the purpose built under cover, fully enclosed entertaining area.

Situated in a peaceful location, minutes from schools, medical facilities, childcare and close to Albury CBD.

- \* Four bedroom brick & tile home, master with ensuite & WIR
- \* Fourth bedroom would make an ideal nursery or study/office.
- \* Open plan and light filled main living/dining area and well designed kitchen.
- \* Second separate living area.
- \* Overlooking and opening to year round undercover entertaining area
- \* Central, ducted gas heating and Evap cooling
- \* Fully enclosed low maintenance yard
- \* Double garage with direct house access and rear roller door.

**Price:** Contact Agent  
**Council Rates:** \$1,700.00/year (approx)

**Craig Huckel**  
 0488 494 873

**Robert Gibson**  
 0413 779 933



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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