



174 Jelbart Road Albury NSW

Highlights

7Ha 17 acres
Peaceful, Serene, Calming
Power, sealed road, permanent dam,
Close to town,
Abundant wild life, excellent biodiversity

Price : \$ 204,000
Land Size : 7 ha
View : <https://www.brianphegan.com.au/sale/nsw/murray-region/albury/residential/rural/5932503>

You'll love this property at Jelbart Road just off Jindera Gap.....

You only have to drive a few minutes from Albury to be in the country so you get the best of both worlds. When you come to the front gate immediately you are in a peaceful place of native bush. Being a 300 m drive down the road to the house block means there is no traffic noise and you are in a world of your own looking over the landscape of Jindera with a beautiful north face. The block has been assessed by vegetation officers from the Murray CMA and rated as having high biodiversity - including such residences as over 21 native bird species, lace monitor, antichinus, echidna and a mob of kangaroos. The place is

