

### 405 David Street Albury NSW

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Charming freestanding home that presents with an easterly aspect, cottage garden, rear lane access, double drive through garage, private backyard. Situated in the central precinct, just a short two block stroll under the historic Elm trees to Dean Street, and CBD lifestyle, restaurants, cafe's, entertainment, professional services.

This type of property sells on scarcity, while others further out, sell on price margin. Many notable local families have resided in David Street where properties tend to be well held in families for decades.

Collaborating with a delightful period plan, extension / renovation and lock up double garage.

Circa 1930 single front with skillion verandah gated cottage garden, red double brick and brick-veneer construction with replaced colourbond roof.

Offers a gas HWS and gas space heater. Optional split system refrigerated heating and cooling at the ready.

An enchanting move-in ready sanctuary.

High ornate period ceilings, double hung leadlight windows, Murray Pine timber floorboards, picture rails, high profile architraves and skirtings, lounge with gas fireplace. Inviting casual and formal living areas. Seamless flow to the private rear verandah and secure private garden. Designer kitchen

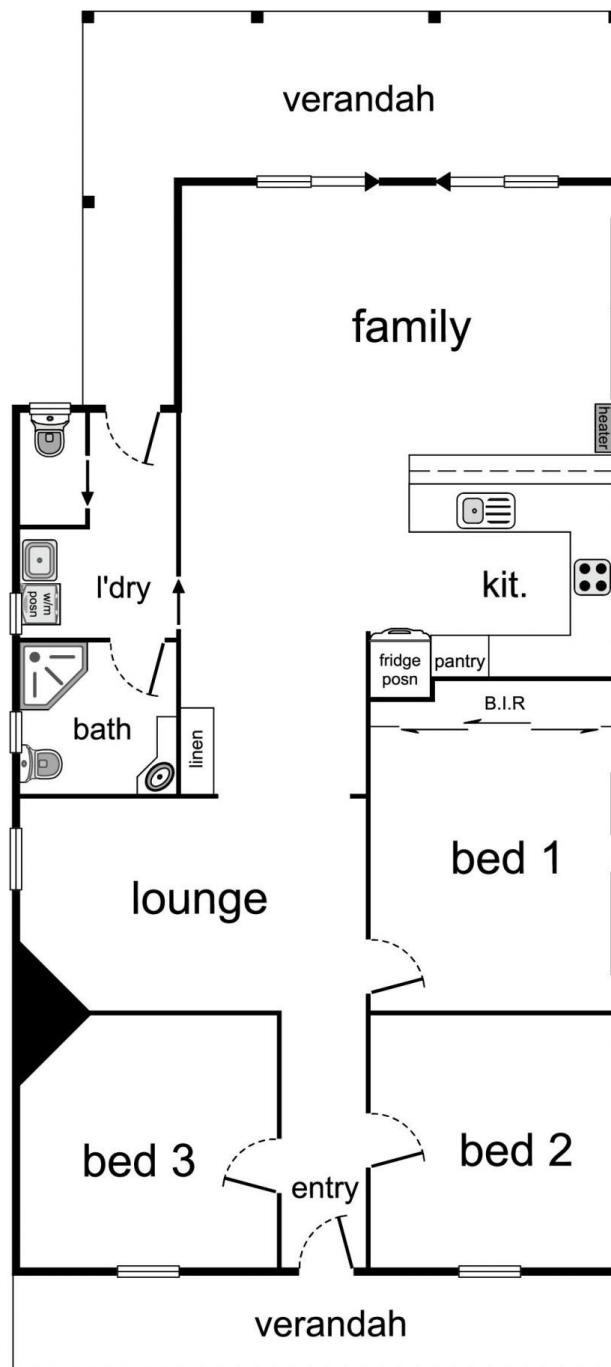
**Building Size** : 138 sqm

**Land Size** : 513 sqm

**View** : <https://www.brianphegan.com.au/sale/nsw/murray-region/albury/residential/house/7298469>



**Brian Phegan**  
02 6040 7173



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