



**52 Jenny Wren Place East Albury NSW**

3 2 2

This 3 bedroom plus study home set in a sought after location is a definite on your list to view.

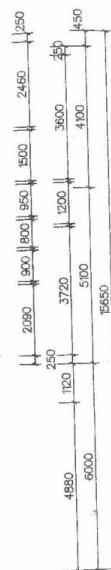
The home comprises of 3 bedrooms plus study, master bedroom has ensuite, walk-in robe and ceiling fan, other 2 bedrooms have built-in robes and ceiling fans, formal lounge room with polished floorboards and ceiling fan, kitchen complete with electric cooking, large tiled open plan family meals area, full bathroom with separate toilet and ducted heating and cooling throughout.

Outside offers a covered entertaining area, good size enclosed back yard with garden shed and double lockup garage with one side remote control.

Built with family living in mind, this home provides complete comfort combined with the convenience of a family-friendly location with amenities in easy reach.

**Land Size** : 781 sqm

**View** : <https://www.kanerealestate.com.au/sale/nsw/murray-region/east-albury/residential/house/5747100>



### GENERAL NOTES

- GROUND LEVELS ARE APPROXIMATE ONLY
  - FIGURED DIMENSIONS SHALL TAKE
  - PRECEDENCE OVER SCALE
  - ALL DIMENSIONS MUST VERIFY ALL
  - DIMENSIONS ON SITE BEFORE
  - COMMENCING WORK OF MAKING ANY
  - SHOP DETAILS
  - DOORWAYS TO BE 800 WIDE WITH DOOR
  - TURNING RADIUS IN ABOVE FLOOR.
  - LIFT OF FLOOR RISE 1000 ABOVE GROUND
  - TOP SWITCHES TO BE 1500mm ABOVE
  - FLOOR.
  - BALUSTRADE HEIGHT AT LANDING
  - 1000mm AT STEPS DOWN
- SYMBOLS & ABBREVIATIONS**
- |        |                            |
|--------|----------------------------|
| M.H.   | = MANHOLE 600 x 450mm      |
| R.O.W. | = FACE OF WALL SLUING DOOR |
| C.S.D. | = CAVITY SLUING DOOR       |
| K.W.C. | = FLOOR WASTE              |

### FLOOR PLAN LAYOUT

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## Proposed residence for:

Proposed residence for:  
 MN. & L.M. WRIGHT  
 LOT 176 JENNY  
 WREN PLACE.  
 ALEUKY.

Home Design



### Building on Our Reputation

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Revisions	Job No.	Drawn	Checked	Scale
	2719	APP		1:20
A	This is sheet no. 2 of 9			
B	referred to in the contract dated 1/1/			
C	M. W. L.			
D	Proprietor			
E	Proprietor			
	Build			

	RES	VER	GAR	Pargola/Pala
Area	156,08sqm	6,12sqm	35,88sqm	