



**3 Treecreeper Street Thurgoona NSW**

4 2 2

This quality-built B & H Home has all the attributes that you will want for your family and friends to enjoy all year round. With first class planning and design you will be amazed at what will present as you first walk through the front entry with light filled indoor living and entertaining spaces indoor and out.

Functionality is a must with outdoor entertaining and you will not want to miss the opportunity to view this stunning entertainer with a custom inground heated pool with glass whitehaven tiles as a feature. With an amazing pergola area with wood fire and Victorian ash features including the ceiling and piers. Be ready to be impressed!

Situated in the popular Mitchell Park Estate, Thurgoona within close proximity to schools, university, childcare, golf club and shopping plaza with a short drive to the Albury

**Price** : \$ 495,000  
**Land Size** : 751 sqm  
**View** : <https://www.kanerealestate.com.au/sale/nsw/murray-region/thurgoona/residential/house/5748059>



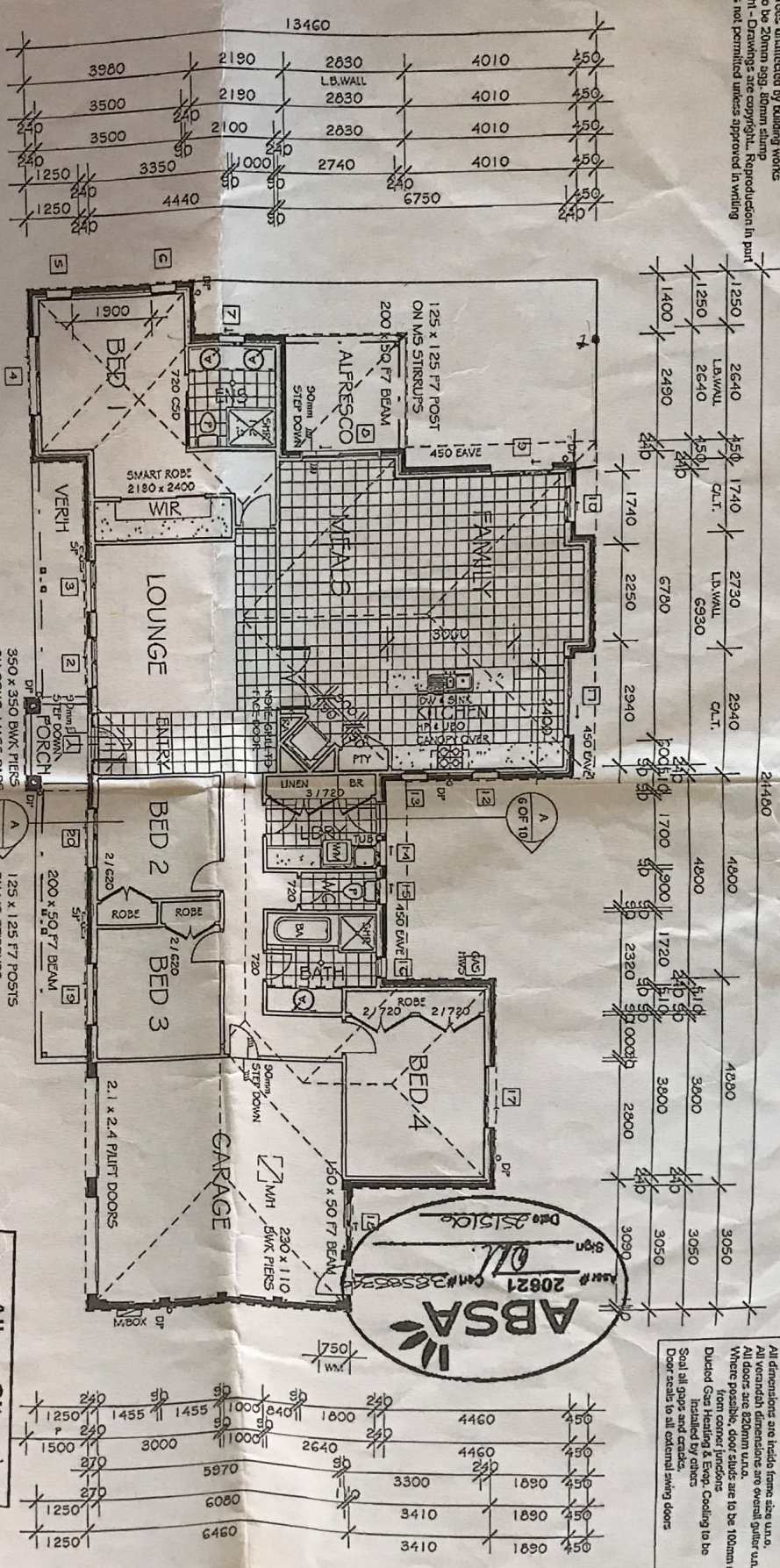
**Andrew Kane**  
0260400224



**Isaac Kane**  
0260400224

17M  
6.27

Dimensions & Levels to be confirmed on site  
 All work to conform to BCA, Council Reqs and AS Codes  
 Retain all trees unaffected by building works  
 Concrete to be 20mm egg, 80mm slump  
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AREA ANALYSIS		
NAME	AREA m <sup>2</sup>	AREA sq
LIVING	178.00	19.16
ALFRESCO	7.47	0.80
GARAGE	30.14	4.11
VERANDAH/PORCH	18.63	2.01
TOTAL	242.29	26.06

**NOTE**  
 All dimensions are inside frame size unless otherwise stated.  
 All doors are 820mm u.a.  
 Where possible, door slides are to be 100mm min.  
 Ducted Gas Heating & Equip. Ceiling to be insulated by others.  
 Seal all gaps and cracks.  
 Door seals to all external sliding doors.

**AlburyCity**  
 Development Consent  
 170,2006,26955.1  
 Dated: 21 JUNE 2006

**Construction Certificate**  
 11,2006,26955.1 : 100  
 Dated: 21 JUNE 2006

M:Kays