

# 1/31 Melrose Drive, Wodonga, Vic 3690

## Unit For Sale

Friday, 26 April 2024

1/31 Melrose Drive, Wodonga, Vic 3690

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 142 m2

Type: Unit



Matt Sharp

0488044046

**\$259,000**

With a convenient location close to CBD services and sitting nearby to local sporting fields and parks, this comfortable unit presents a wonderful opportunity to start or add to your investment portfolio. Offering a secure tenancy until January 2025, the property offers:- Two bedrooms, each with built-in robes. - Open plan living area with great storage. - Kitchen with electric cooking. - Separate laundry and bathroom. - Split system heating and cooling. - Enclosed rear courtyard with garden shed plus private front garden. - Single carport and adjoining second parking space.- Currently leased at \$290 per week. Council Rates: \$1,248.30 approximate per annum. Strata Fees: \$370.85 approximate per quarter.