

# 1 AVONDALE DRIVE, Wodonga, Vic 3690



## House For Sale

Saturday, 13 April 2024

1 AVONDALE DRIVE, Wodonga, Vic 3690

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 930 m2

Type: House



John Currell  
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**\$795,000 - \$825,000**

**MOTIVATED VENDORS - ALL OFFERS CONSIDERED** Located in one of Wodonga's most tightly held and sought after estates, our property stands proud amongst a street filled with quality homes. Boasting the perfect combination of indoor and outdoor living complimented by a practical floorplan and warm ambience, this home offers a little something for everyone. Comprising of four bedrooms, the master suite is complete with walk in robe and a tastefully updated ensuite. A further three bedrooms all have built in robes and are serviced by the spacious family bathroom with spa bath that will cater for the largest of families. A family friendly living arrangement includes a lovely North facing lounge with the centrally located kitchen offering excellent bench space, gas cooktop, electric oven, dishwasher and a breakfast bar for informal dining. Extending to the meals and family room, the open plan living arrangement allows you to entertain your guests in an open and pleasant environment. Outdoors the setting is incredible with an extensive pitched roof entertaining area. Bathed in an abundance of natural light and surrounded by beautiful established gardens, host your weekend BBQ's with ease or simply relax overlooking the secure and immaculately presented yard. The double garage will accommodate your vehicles and offers both remote and internal access for your convenience. A single rear roller door provides drive through access to an additional two carports and the whopping 9m x 6m powered shed complete with roller door, perfect for tradesmen or car enthusiast. Additional features include ducted evaporative cooling, two gas space saver heaters and ceiling fans for your comfort, window furnishings throughout and full laundry facilities with fabulous storage. This home is well loved, warm and inviting and a perfect fit for those who appreciate quality, comfort and a lifestyle in a premier estate. With parks, walking tracks and playgrounds all within walking distance as well as excellent shopping facilities only a short drive away, we welcome your inspection. **NOTES:** Block: 930m<sup>2</sup> Builder: Hallmark Builders Built: 1997 (27 years) Disclaimer: at sellbuyrent we make every attempt to ensure that all information provided about the property is accurate and honest with information provided from our vendor, legal representation and other information sources. Therefore we cannot accept any responsibility for its true accuracy and advise all of our clients to seek independent advice prior to proceeding with any property transaction.