

**10 Ballara Drive, Wodonga, Vic 3690**

**Professionals**

**Sold House**

Thursday, 17 August 2023

10 Ballara Drive, Wodonga, Vic 3690

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1003 m2**

**Type: House**



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## Contact agent

This lovely appointed 4-bedroom family home has been meticulously maintained throughout and is positioned on an excellent 1000m<sup>2</sup> plus allotment in the highly sought after Cambourne Park Estate. It offers a fabulous opportunity for the growing family to move straight in, unpack, and enjoy everything that this quality home offers. Perfectly orientated to enjoy a light filled interior, the home offers both formal and informal living areas, a master bedroom with ensuite and walk in robe, and 3 minor bedrooms - all with good storage. The spacious beautifully appointed kitchen offers good storage as well as a corner pantry, gas cooking and dishwasher. Sitting adjacent is the spacious meals area and large family room bathed in natural light, enhancing the lovely fresh neutral tones and beautiful floating floors. The family bathroom is positioned perfectly to service the minor bedrooms with the laundry offering easy external access and good storage. The home has been refreshed with updated floor coverings, and paint throughout ensuring there is nothing to do. Adding to your comfort throughout the year, is the convenience of both ducted gas heating and ducted evaporative cooling, as well as 3 split systems. Off the informal living areas there is an undercover entertaining area, and a beautifully landscaped and spacious rear yard, offering a spectacular outlook to the hills, as well as side gate access into the yard and a hidden area to the back of the block which is home to an extra-large garden shed and veggie patch. The freestanding double garage offers easy rear yard access, and the size of the block offers the potential to add a swimming pool or larger shed STCA and plenty of room in its current form for the kids and animals to run and play. Surrounded by some of the most upmarket properties in Wodonga and within easy access to all of Wodonga's facilities, including primary and Secondary Schools, and within a stone's throw of excellent walking tracks this magnificent home is guaranteed to impress upon inspection! Investors Note: with an expected weekly rental return of \$560 to \$580 per week this property presents a great opportunity to add to your portfolio. For more information or to arrange a private inspection contact Terry Hill on 0412 793 331 or Josh Hill on 0488 022 344