

**102 Colman Street, Wodonga, Vic 3690**

**Professionals**

**House For Sale**

Wednesday, 8 May 2024

102 Colman Street, Wodonga, Vic 3690

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 761 m2**

**Type: House**



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**\$569,000**

This Central East family home is positioned on a good sized secure 761m<sup>2</sup> block, only minutes from Wodonga's CBD, it has had lovely updates over time and offers four large bedrooms plus study. The spacious master bedroom offers walk in robe plus a modern ensuite, whilst the minor bedrooms are of queen size with good storage options. The generous open plan living space to the rear of the home sits adjacent to the meals area, and the large modern gourmet kitchen offers an island bench as well as plenty of cupboard space, stainless steel appliances, dishwasher, gas cooking, large pantry, and wall oven. The sun-lit laundry is spacious with ample storage including a walk-in utility cupboard, there is also a separate toilet with powder room whilst the large family bathroom has plenty of space and a twin vanity. Split system heating and cooling provides your comfort year-round and the home also boasts high ceilings and a neutral décor. Outside you will enjoy the decked undercover entertaining area and shade sail, with the flat rear yard is securely fenced, ideal for the kids and pets to play! The detached 7x6.5m colorbond garage and double 6x6.5m carport would appeal to a tradesman offering plenty of room for hobbies, storage, and vehicles. 102 Colman Street offers a host of excellent features with room to further improve and add your own personal touch. Investors note: an expected rental return of \$510 to \$520 per week is achievable. Contact Terry Hill on 0412 793 331 or Josh Hill on 0488 022 344 to arrange your private viewing. Disclaimer: Photos used may not represent the properties current condition and we therefore advise all interested parties to view the home and make their own assessment before proceeding.