

13 Nightingale Avenue, Wodonga, Vic 3690



House For Sale

Friday, 17 May 2024

13 Nightingale Avenue, Wodonga, Vic 3690

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1065 m2

Type: House



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\$875,000

Nestled in an enviable elevated position in Wodonga and set on an amazing 1,065m² approx. allotment, this exquisite four bedroom residence built in 2021 by Alatalo is a testament to luxury, comfort and convenience, perfectly suited for discerning families and executives. From the moment you step inside, the master suite captivates with its privacy and offers a generous walk-in robe and ensuite featuring a vanity, oversize shower and toilet. The remaining bedrooms are all located to the rear of the home and all have built-in robes. The family bathroom, equipped with a shower, bath and vanity, along with a separate toilet ensures everyone's morning routines will run smoothly. At the heart of the home a generously sized living hub provides a lovely area for family connection and casual entertaining with a kitchen boasting a great sized island bench that overlooks the family living area and out to the undercover alfresco area with further features of the kitchen including a 900mm gas cooktop with 5 burners, electric under bench oven and a walk-in pantry with coffee station area. This generous central space also provides a dining meals area and is complemented with an open family room gathering space, offering diverse living areas for relaxation and entertainment. The home's location is as exceptional as its design, positioned close to parklands, football, cricket and hockey sporting fields, Birallee shopping precinct, as well as being close to the Wodonga Golf Course, and surrounded by quality-built family residences. The double lock-up garage, with remote entry and drive through access to a large powered shed in the rear yard adds to the practicality of the home with outdoor living defined with a covered alfresco area with a ceiling fan, an inground pool, and concrete retaining walls set within low maintenance established gardens, creating an inviting backdrop for relaxation and entertainment. Enhanced internally by ducted evaporative cooling, ducted gas heating, and ceiling fans in the bedrooms, the home promises year round comfort with the quality privacy and block out window blinds which add a layer of sophistication and privacy, complementing the home's aesthetic appeal. This property is not just a home; it's a lifestyle choice for those who seek tranquillity and contemporary luxury in Wodonga. Offering a unique opportunity to live in a home that truly understands and fulfills your desire for a higher standard of living, I invite you to embrace a life where every day feels like a private retreat in the heart of Wodonga.

Area	Schedule	Area	Squares	Garage Area
47.1m ²	5.1	Living Area	209.7m ²	22.6
3.2	Total	290.9m ²	31.3	