

15 Huon Street, Wodonga, Vic 3690



House For Sale

Wednesday, 17 April 2024

15 Huon Street, Wodonga, Vic 3690

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 933 m2

Type: House



Silviya Saric
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Clinton Harvey
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\$1,190,000

Welcome to the heart of Wodonga's CBD, where this exceptional property stands as a beacon of quality and versatility. Situated on a generous 933m² allotment, this centrally located gem boasts a prime position within the bustling city centre, offering unparalleled convenience and potential. Step inside and discover the epitome of craftsmanship, as the building seamlessly combines timber and PVC Weathertek coating, ensuring both durability and aesthetic appeal. With polished Murray pine floorboards gracing every inch of the interior, the ambiance is one of timeless elegance. The property's adaptability knows no bounds, catering to both residential and commercial endeavours with equal finesse. Whether you envision a charming family abode or a dynamic business venture, this space is primed for your aspirations. Luxury meets functionality with ceiling heights soaring to an impressive 3 metres, creating an atmosphere of grandeur and spaciousness throughout. Embrace the ease of access with the M31 Freeway just 500 meters away, facilitating seamless connectivity to neighbouring regions. This property has been the premises for a well renowned Chinese Medicine Clinic (home occupation) for 20 years, people know this place in Wodonga and Albury. Under the Wodonga Planning scheme, the property lies within the industrial 1 zone, presenting a myriad of development opportunities for the discerning investor (STCA). Meanwhile, essential amenities such as central CBD and shopping centers within approximately 500 metres, ensuring every convenience is at your fingertips. Inside, indulge in the comforts of modern living, with in-floor gas heating and Breez-air ducted evaporative gas cooling ensuring year-round comfort. The kitchen is a culinary haven, equipped with a gas cooktop, electric oven, Bosch dishwasher, and a walk-in pantry, catering to every gastronomic desire. Entertain with ease in the open dining and family room, where memories are made against a backdrop of warmth and conviviality. Outside is the laundry with second shower and toilet. Also to the rear of the block is a 6m x 7m insulated shed, complete with power for added convenience. Unwind on the repainted back verandah, sheltered from the elements as you overlook the expansive flat backyard, replete with a thriving vegetable garden. Drive-through access down the side of the property to a double carport which further enhances practicality, ensuring seamless maneuverability for vehicles and equipment. Security and comfort are paramount, with a PGC alarm system and roof insulation offering peace of mind and energy efficiency in equal measure. Experience the pinnacle of urban living in Wodonga's vibrant CBD, where luxury, convenience, and endless possibilities converge in this exceptional property.