

**2/15 Noel Street, Wodonga, Vic 3690**



**Townhouse For Sale**

Saturday, 11 May 2024

2/15 Noel Street, Wodonga, Vic 3690

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 696 m2**

**Type: Townhouse**



Silviya Saric  
0438313219

**\$545,000**

**Property Description:** Discover modern living with this low maintenance townhouse conveniently located less than 2km from Wodonga CBD and the bustling high street shopping precinct. Situated on a generous 696m<sup>2</sup> allotment, this property presents an enticing opportunity with potential for subdivision (Subject to Council Approval).

**Interior Features:** Step into contemporary comfort within this modern three-bedroom townhouse, cleverly designed at the rear of the block for added privacy. Enjoy year-round comfort with ducted heating and cooling throughout. Each bedroom is equipped with built-in robes, offering ample storage space, while the master bedroom boasts the added luxury of an ensuite for ultimate convenience. The heart of the home lies in the stylish kitchen, equipped with gas cooking facilities and a Dishlex dishwasher, ensuring cooking and clean-up are a breeze. The open-plan layout seamlessly integrates the kitchen with the living and dining areas, creating a spacious and inviting atmosphere for relaxed living and entertaining.

**Exterior Features:** Embrace outdoor living with an undercover pergola entertaining area, perfect and private for gatherings with family and friends year-round. The low maintenance yard provides the ideal setting for leisurely weekends without the hassle of extensive upkeep. Conveniently park your vehicles with ease in the double garage, complete with remotes and internal access, offering security and protection from the elements.

**Investment Opportunity:** Currently, the property is tenanted, presenting an attractive investment opportunity with immediate rental income. Alternatively, it can be acquired with vacant possession, providing flexibility for owner-occupiers or investors alike.

**Location:** Positioned within close proximity to Wodonga CBD and the vibrant high street shopping precinct, residents enjoy easy access to a myriad of amenities including retail outlets, cafes, restaurants, and recreational facilities. Commuters benefit from nearby public transport options and convenient access to major roadways, enhancing connectivity to surrounding areas.

**Potential:** With a sizable 696m<sup>2</sup> allotment, this property offers potential for subdivision (Subject to Council Approval), presenting a lucrative opportunity for future development or expansion.

**Summary:** Experience contemporary living at its finest with this modern townhouse offering convenience, comfort, and potential for growth. Whether you're seeking an investment property with immediate returns or a stylish residence to call home, this property ticks all the boxes. Don't miss out on the opportunity to secure your slice of Wodonga's thriving real estate market. Arrange your inspection today!