

**2/89 MITCHELL STREET, Wodonga, Vic 3690**



**Sold House**

Tuesday, 30 April 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



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## Contact agent

Central living is a highly sought after lifestyle and it is rare to come across a townhouse finished off to this standard. Positioned at the rear of a two townhouse development and on its own title, this property offers a carefully considered and extremely practical floor plan with tasteful fixtures, fittings and colour scheme. Comprising of three bedrooms, the master suite is positioned to the front of the home and boasts a walk in robe and ensuite. A further two bedrooms both have built in robes and are serviced by the full family bathroom. The open plan living arrangement with the lounge, dining and kitchen all being central to each other creates a beautiful atmosphere with glass sliding doors providing access to the extensive and fully insulated alfresco, perfect for all seasons and occasions. The striking kitchen is the heart of the home and offers plenty of storage with a walk in pantry and an island bench for informal dining. Finished off with pendant lighting, stone benchtops, soft close cabinetry and stainless steel appliances including gas cooktop, electric oven and two draw dishwasher. With comfort in mind, the home has been fitted with ducted heating, evaporative cooling, ceiling fans and window furnishings throughout. A remote double garage will accommodate your vehicles with additional off street parking available and internal access for your convenience. Located in the heart of Wodonga and only moments to convenience stores, coffee shops, hospital precinct and public transport, this property offers a quiet and convenient lifestyle and we welcome your inspection and enquiry.

NOTES: Block: 364m<sup>2</sup>Built: 2020Builder: Gray Building & ConstructionLiving: 13.3 squares of livingCouncil Rates: \$2202.60 p/aWater Rates: \$131.57 p/q + usageExpected Rental Return: \$460 p/wDisclaimer: at sell/buy/rent we make every attempt to ensure that all information provided about the property is accurate and honest with information provided from our vendor, legal representation and other information sources. Therefore we cannot accept any responsibility for its true accuracy and advise all of our clients to seek independent advice prior to proceeding with any property transaction.