

# 2 DRAW COURT, Wodonga, Vic 3690



## House For Sale

Friday, 26 January 2024

2 DRAW COURT, Wodonga, Vic 3690

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 488 m2

Type: House



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**\$495,000**

COUNTRY CLUB LIVING Perfectly placed in a highly sought after pocket of popular West Wodonga, this red brick beauty offers an atmosphere that is warm and inviting with a relaxed lifestyle of low maintenance living. Available for immediate occupancy, this home is a must see for the first home buyer, downsizer or investor.- Practical and functional floorplan with living room on arrival, - Three well sized bedrooms all with built in robes and serviced by the two way full family bathroom,- Kitchen offering gas cooktop, electric oven, dishwasher and ample storage and bench space, - Dining area adjacent to the kitchen with direct access to the covered pergola, - Ducted cooling, gas wall furnace, split system unit and ceiling fans for your year round comfort,- Covered pergola lets you entertain with ease whilst watching the kids and pets play,- Fully fenced and secure low maintenance yard with two garden sheds for your convenience,- Side yard access available through double gates,- Double garage with both remote and internal access will accommodate your vehicle with ease, - Approx 6.6kw solar panel system to assist in keeping your electricity bills to a minimum,- Expected rental return of \$450 - \$470per week. Conveniently located within walking distance to Victory Lutheran College, Daintree Medical Centre, pharmacy, coffee shop, and only a short stroll to Wodonga Golf Course for the avid golfers. We look forward to your enquiry and inspection. NOTES: Block: 488m2 Builder: Komadina Built: 1995 Disclaimer: 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.