

# 23 PEMBROKE CRESCENT, Wodonga, Vic 3690



## House For Sale

Tuesday, 30 January 2024

23 PEMBROKE CRESCENT, Wodonga, Vic 3690

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 541 m2**

**Type: House**



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**\$725,000**

Built to enjoy the best of indoor and outdoor living, this home combines a contemporary floor plan and an outstanding outdoor living space. If socialising with family and friends around a sparkling plunge pool is what you love to spend your time doing then this home will be the perfect fit for your lifestyle.- Master suite to the front of the home with walk in robe and ensuite, - A further three bedrooms all with built in robes with mirrored doors and serviced by the full family bathroom, - Multiple living areas including a formal lounge to the front of the home and an open plan kitchen, living and dining arrangement, - Kitchen boasting an island bench for informal dining, ample storage options and stainless steel appliances including gas cooktop, electric oven and dishwasher, - Sliding doors provide functional indoor-outdoor flow to the covered alfresco, perfect for gatherings whilst overlooking the 5m Conquest pool complete with 11kw heat pump to extend your swimming months,- A superb 6m x 6m fully powered shed/mancave with pot belly heater that will certainly impress the tradesman, hobbyist or car enthusiast,- A split system to the formal lounge, ducted heating and evaporative cooling throughout and ceiling fans to all bedrooms certainly assures your comfort, - A double garage offers remote and internal access as well as a single rear roller door for rear yard access,- Low maintenance gardens and grounds for those seeking a relaxed lifestyle,- Currently leased for \$700 per week until 4th April 2024. Within close proximity to parklands, playgrounds, walking tracks and only minutes to Wodonga's CBD, easy lifestyle living has never looked better. We welcome your enquiry and inspection. Notes: Block: 541m<sup>2</sup> Builder: Sapphire Sky Homes Solar System: 11.1kw Council Rates: \$2,650.60 pa Waters Rates: \$134.97 pq plus usage 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.