

# 3/31 Charles Street, Wodonga, Vic 3690



## Unit For Sale

Sunday, 26 May 2024

3/31 Charles Street, Wodonga, Vic 3690

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 128 m2**

**Type: Unit**



Silviya Saric  
0438313219

**\$285,000**

Seize a rare opportunity to own a neat and tidy unit in a superb central Wodonga location. This property offers a blend of comfort, convenience, and potential, making it ideal for both homeowners and investors. This well-maintained residence features two spacious bedrooms, each with built-in robes, providing ample storage space. The north-facing lounge is bathed in natural light, creating a warm and inviting atmosphere. Enjoy the comfort of split system heating/cooling for year-round climate control. Outside, the enclosed courtyard with garden area offers a private retreat for relaxation or entertaining. The convenience continues with a single carport located right at your front door, ensuring easy access and security for your vehicle. Located close to Wodonga Hospital and public transport and is a mere 2 km distance to Wodonga CBD. For investors, this property promises a strong rental return, with a current weekly rental income of \$280 until March 2025. This makes it a compelling addition to any investment portfolio, providing steady income and long-term growth potential. Annual council rates are \$1,150 (approx.), and North East Water charges are \$500.00 (approx.), ensuring manageable ongoing expenses. Whether you're looking for a comfortable central residence or a smart investment opportunity, this property in Wodonga ticks all the boxes. Call Silviya today to arrange a viewing and secure this top-notch property in a prime location.