

# 3 Howqua Circuit, Wodonga, Vic 3690

## House For Sale

Wednesday, 3 April 2024



3 Howqua Circuit, Wodonga, Vic 3690

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 764 m2

Type: House



Nicholas Hess  
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Clint Ilsley  
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**\$569,000**

Welcome to your new oasis! Nestled on a spacious 764sqm block, this charming three-bedroom home offers the perfect blend of comfort and convenience. Situated with neighbours only on one side and backing onto a tranquil greenbelt, enjoy the peace and privacy of suburban living at its finest. Step inside to discover a thoughtfully designed layout boasting both formal and informal living spaces, along with a dedicated dining area, providing ample room for relaxation and entertaining. The centrally located kitchen is a chef's delight, featuring ample storage, a gas cooktop, rangehood, dishwasher and a convenient breakfast bar. Retreat to your master bedroom complete with an ensuite, built-in robes, and a ceiling fan for added comfort. Two additional bedrooms also feature built-in robes, ensuring plenty of storage space for all your needs. Indulge in the relaxation of the family bathroom, equipped with a shower, bath, separate toilet and powder room. The convenient laundry offers built-in storage and easy access to the paved rear courtyard, making chores a breeze. Experience year-round comfort with ducted cooling throughout and gas full furnace heating, ensuring a cosy atmosphere in any season. Parking is a breeze with a double lock-up garage and a large 7.4 x 3.3 meter vanport, providing ample space for vehicles or additional storage. Entertain in style in the expansive outdoor entertaining area, complete with roll down blinds and a built-in BBQ space, perfect for hosting gatherings with family and friends. Enjoy the low-maintenance rear yard, enclosed by established tree foliage and gardens, offering privacy and tranquillity. Do not miss this rare opportunity to secure your own slice of paradise in this sought-after location. With its convenient amenities, spacious living areas, and peaceful surroundings, this property is sure to impress even the most discerning buyer. Property Features Summary: - Three bedrooms all with built in robes while the master features an ensuite & ceiling fan. - Formal and informal living areas plus separate dining space. - Updated kitchen with ample storage, breakfast bench, gas cooktop & dishwasher. - Ducted cooling throughout and gas heating. - Main bathroom with powder room plus generous laundry with ample bench space. - Large entertainment area with built in BBQ with surrounding established gardens. - Double lock up garage, double gates into the rear & vanport. - Generous 764sqm allotment backing green belt & adjoining open park space. - Solar panels, garden sheds & roll down blinds on the entertainment area. Contact Nicholas Hess on 0407 815 750 to schedule your inspection today and make this house your new home!