

# 4 Bel-Air Street, West Wodonga, Vic 3690

**SN** STEAN NICHOLLS

## House For Sale

Thursday, 28 March 2024

4 Bel-Air Street, West Wodonga, Vic 3690

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 8**

**Area: 1652 m2**

**Type: House**



Jack Stean  
0434588664



Mikaela Gould  
0458470763

**\$1,000,000**

This spacious and meticulously designed home, nestled within a serene West Wodonga court location, epitomizes comfort and functionality for families and tradespeople alike. Spread across an expansive lot of approximately 1,650m<sup>2</sup>, this residence boasts over 23 squares of living space, offering abundant room for living, recreation, and work activities. The interior layout is thoughtfully crafted to accommodate diverse needs, featuring four generously sized bedrooms alongside a versatile study that can easily double as a fifth bedroom to cater to varying family dynamics or guest requirements. Additionally, there's a separate formal lounge, providing an intimate setting for gatherings or relaxation, while the well-appointed kitchen seamlessly integrates with the adjacent dining and family room, fostering a sense of connectivity and ease of living. An additional rumpus room further enhances the home's versatility, providing an extra area for leisure activities or entertainment. Ensuring convenience and security, a double lock-up garage (DLUG) offers ample space for vehicle parking and storage needs. Moving outdoors, the property transforms into a haven of leisure and entertainment, with an expansive alfresco area serving as the focal point. Complete with an inviting open fireplace, this outdoor space is perfect for year-round enjoyment, whether hosting gatherings or simply unwinding in style. Adding to the allure, a superb in-ground pool for summer entertaining, offering a refreshing retreat for residents and guests alike. For tradespeople or hobby enthusiasts, the property presents an exceptional opportunity with its expansive workshop facilities. A massive fully powered workshop, measuring 13m x 5.9m (approx.), provides ample space for projects, storage, or creative endeavors. Complementing this, the massive vehicle accommodation, spanning 9m x 9m (approx.) with a generous height of 3.4m, ensures that ample room is available for storing vehicles including a caravan and a boat, equipment, or materials; catering comprehensively to the needs of tradesmen. This wonderful home encapsulates the essence of contemporary living, seamlessly blending spacious interiors with outdoor leisure amenities and practical workshop facilities. Whether seeking a sanctuary for family life or a professional workspace tailored to trade requirements, this home offers a harmonious blend of comfort, style, and functionality in a coveted Wodonga locale. Features: - Four bedrooms + one study (or fifth bedroom) - Two bathrooms, three toilets - Formal and informal living areas - Modern kitchen - Under cover alfresco - In-ground pool - Large shedding with ability to fit a boat and caravan - Close to Wodonga Golf Course, Felldoorn Walking Tracks and the CBD