

66 NIGHTINGALE AVENUE, Wodonga, Vic 3690



Sold House

Wednesday, 20 September 2023

66 NIGHTINGALE AVENUE, Wodonga, Vic 3690

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 592 m2

Type: House

Contact agent

If you have been looking for the perfect property to add to your investment portfolio, the ideal downsizer or perhaps your first home then look no further. Situated in a family friendly estate in popular West Wodonga, this well presented home offers a functional floorplan, low maintenance grounds and gardens and a terrific 9m x 5.5m shed that is sure to be a hit for many:- Three bedrooms all with built in mirrored robes and serviced by the two way full family bathroom, - Spacious lounge on arrival that incorporates a formal dining or study area and a tiled family area off the kitchen,- Functional and practical kitchen boasting stainless steel appliances including dishwasher and breakfast bar for informal dining, - Blinds to the front of the home, ducted heating and cooling for your year round comfort,- Generous double carport with remote roller door for security and convenience which can also be used as your entertaining area,- 9m x 5.5m shed with roller door entry, perfect for storage or a potential workshop,- Low maintenance lawns and gardens for easy lifestyle living,- 6.6kw solar system to offset your electricity consumption, - Currently leased to a terrific tenant for \$370 per week until 14th February 2024 with the potential to be increased to \$450 per week. With public transport, a great selection of schools, shopping centres and sporting facilities all near by, we welcome your enquiry and inspection.

Notes:Block: 592m2Built: 1999Living: 14.38 squares Council Rates: \$2,082.00 p/aWater Rates: \$109.98 p/q + usageDisclaimer: at sellbuyrent 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.