

93 YARRALUMLA DR, Wodonga, Vic 3690



House For Sale

Wednesday, 13 December 2023

93 YARRALUMLA DR, Wodonga, Vic 3690

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 456 m2

Type: House



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\$545,000

MAKE YOUR MARK IN CAMBOURNE PARKS Surrounded by quality built homes and encompassing a northerly aspect with a well considered floorplan, this opportunity to live in one of Wodonga's most premier estates Cambourne Park is one not to be missed. If you are handy on the tools or looking for a small project, a little TLC and some new paint and carpet will certainly bring great financial reward to your pocket. - Master suite offering ensuite and walk in robe, - Two further bedrooms both with built in robes and serviced by the full family bathroom, - North facing and well sized formal lounge, - Open plan kitchen, living and dining arrangement with glass sliding door to a private verandah, - Kitchen offering gas cooktop, electric oven, dishwasher and breakfast bar for informal dining, - With your comfort in mind, the home has been fitted with evaporative cooling, ducted gas heating and split system, - Full fenced and low maintenance rear and front yard, - A separate remote double garage will accommodate your vehicles and is accessible from Whernside Drive, - Potential rent return of \$440 per week with potential to be increased to \$450 - \$470 with new paint and carpet. With parks, walking tracks and playgrounds all within walking distance as well as excellent shopping facilities only a short drive away, we welcome your inspection. NOTES: Block: 456m² Built: 2005 Builder: Hawkins & Co. Living: 15 squares Council Rates: \$2,115.20 p/a Water Rates: \$126.18 p/q + 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.