

# 10 Nicole Crescent, Wodonga, Vic 3690



## House For Sale

Thursday, 13 June 2024

10 Nicole Crescent, Wodonga, Vic 3690

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 637 m2

Type: House



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**\$485,000**

With its welcoming street presence and a family-friendly position near schools, this inviting home makes for a tremendous rent-stopper or down-sizer. Pristinely presented and meticulously maintained, it features truly oversized lounge and dining spaces, a bright and well-equipped kitchen as well as recently updated carpets throughout, living is certainly super-comfortable. All 3 bedrooms are generous, with the master also having a WIR and ensuite. There's also a large family bathroom, great storage, plus ducted heating, a gas wall furnace, ceiling fans and a reverse cycle system for year-round comfort. Outdoor living is a delight with a huge alfresco space leading off the dining space, and thanks to the clever site plan and the direct access via double gates into the backyard, there's good room for a big shed courtesy of the 637m allotment. A SLUG with remote, 5kw solar power system and proximity to St Monica's Primary School, medical facilities, shopping and transport wrap up home that's refreshingly good value, so call now for your inspection <https://www.consumer.vic.gov.au/duediligencechecklist>