

**44 CAMPASPE STREET, Wodonga, Vic 3690**



**Sold House**

Monday, 8 July 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 633 m2**

**Type: House**



John Currell  
0407290969

## 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 three bedroom home offers an inviting floor plan, great outdoor living and is positioned on a well sized allotment with lovely established gardens. - Master suite to the front of the home with built in robe and access to the two way family bathroom, - A further two bedrooms both offer built in robes, - Two living areas with the front lounge also hosting room for a formal dining area, - Practical kitchen boasting plenty of storage and bench space and breakfast bar for informal dining, - Well sized laundry off the kitchen with linen closet and direct access outdoors, - Ducted heating and evaporative cooling has your heating and cooling needs covered, - An extensive pitched roof pergola off the kitchen and living is perfect for entertaining, - Established easy care gardens and manicured grounds with a 6m x 3m shed, - Double lock up garage with remote access and a single carport with rear yard access, - Expected rental return of \$450 - \$470 per week. With terrific schooling, medical and shopping facilities and Wodonga Golf Course right at your fingertips, this location is central to so many great facilities. We welcome your enquiry and inspection. NOTES: Block: 633m2 Built: 1992 Builder: J & A Seckold Living: 12.6 squares Council Rates: \$2,148 per annum 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.