

# 1/24 Bruce Street, Wodonga, Vic 3690



## Unit For Sale

Sunday, 23 June 2024

1/24 Bruce Street, Wodonga, Vic 3690

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 421 m2**

**Type: Unit**



Dean Star

0260245450

**\$419,000**

Nestled in the heart of West Wodonga, this tidy unit is an ideal haven for retirees, downsizers, or savvy investors. As one of only two units on the block, it offers a unique blend of privacy and community. The property features raised ceilings, two generously-sized bedrooms, each equipped with ceiling fans and built-in robes, ensuring ample storage space. The full-sized bathroom, complete with a separate toilet, is conveniently located close to the bedrooms. The laundry room, boasting terrific storage options, provides easy access to the rear of the property. The functional kitchen is a delight, with plenty of bench space, abundant storage, an upright cooker, and a pantry cupboard. It seamlessly adjoins the open plan meals/dining area, which is elegantly tiled and perfect for casual dining. The comfortable lounge room at the front of the unit is ideal for relaxation, featuring a split system, box air conditioner, ceiling fan, and a gas wall furnace to ensure year-round comfort. Step outside to the inviting alfresco area, accessed through the dining space, where you can enjoy your morning coffee or a leisurely lunch in a serene setting. Additional features include a single lock-up garage with remote access and rear door, extra parking space, and a handy 3m x 3m shed at the rear of the property, making this unit a practical and appealing choice all on a 421m<sup>2</sup> block. Potential Rental Return of \$380-\$400 per week <https://www.consumer.vic.gov.au/duediligencechecklist>