

# 8/152 MELROSE DRIVE, Wodonga, Vic 3690



## Unit For Sale

Wednesday, 3 July 2024

8/152 MELROSE DRIVE, Wodonga, Vic 3690

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 195 m2**

**Type: Unit**



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**\$285,000**

Within a short stroll to the conveniences of Birrale Shopping Centre, Wodonga Leisure Centre and public transport, this property could be the perfect addition to your investment portfolio with the demand for rental properties in Wodonga holding steady. - Two well sized bedrooms with built in robes and large windows for excellent natural lighting, - Open plan living and dining arrangement with access to the rear yard,- Practical kitchen with electric cooking and breakfast bar for informal dining, - Functional full bathroom and separate toilet,- Full laundry with access to outdoors, - Split system heating and cooling unit assuring your comfort year round,- Undercover pergola overlooking the secure and low maintenance yard,- A separate single carport will keep your vehicle out of the elements,- Currently leased to a terrific tenant until June 2025 for \$290 per week. Notes:Block: 195m<sup>2</sup>Council Rates: \$1,302.80 p/aBody Corporate: \$1,514.00 p/aWater: \$122.07 p/q + usageDisclaimer: 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.