



## 22 Firestone Way, WODONGA, VIC 3690

### Exceptional Versatility in Country Club Estate

Positioned within the highly sought-after Country Club Estate, this well presented GJ Gardner home delivers contemporary style, flexible family living, and impressive functionality - all set against sweeping views across Wodonga and Albury.

Designed to make the most of its elevated position, the home welcomes you with a light-filled formal lounge capturing the stunning outlook, before flowing seamlessly into the open-plan heart of the home. Here, spacious living and dining zones connect effortlessly with a beautifully appointed kitchen featuring stone benchtops, quality appliances, and a generous walk-in pantry - ideal for both everyday living and entertaining.

Four well-proportioned bedrooms, all with ceiling fans, external blinds to the front bedrooms, provide excellent accommodation, including a privately positioned master suite complete with walk-in robe and ensuite. A separate rumpus room adds valuable flexibility for growing families, while a large family bathroom with separate toilet and powder area enhances practicality.

Comfort is assured year-round with ducted heating and cooling, complemented by thoughtful inclusions such as an oversized laundry and excellent storage throughout.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 21P10052

#### SALE DETAILS

**\$879,000**

#### CONTACT DETAILS

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Jamie Maynard**  
0413 743 361

Outdoor living is equally impressive, with a bright undercover alfresco with remote blinds, extending from the dining area and overlooking the spacious 880m<sup>2</sup> allotment. Full watering system to the manicured lawns, clever site planning allows for side access via double gates - perfect for securely storing a caravan, boat, or additional vehicles.

A standout feature is the versatile 6m x 6m shed, offering exciting potential as a home business space, creative studio, gym, or traditional workshop, complete with mezzanine storage. An additional double carport alongside the double lock-up garage further enhances vehicle accommodation.

Located close to Victory Lutheran College, La Trobe University, local parks, shopping facilities, and public transport, this is a complete family package combining lifestyle, space, and flexibility in one exceptional address.

- Land Area 880.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Single carport















APPROX. INTERIOR LIVING AREA  
212.4 sq. m  
Measurements are an approximate guide only.  
Not to scale.