



49 Clarendon Avenue, WODONGA, VIC 3690

Elevated Living With Great Flexibility

Completed approximately 12 years ago by respected local builder Southern Vale Homes, this spacious family home combines quality craftsmanship, flexible living and elevated views in a peaceful pocket at the quiet end of Clarendon Avenue.

Positioned on a generous 1,118m² (approx) allotment and designed across two levels, the home delivers an exceptional floorplan suited to growing families, entertainers or those seeking additional space for a home business or guest accommodation.

From the moment you enter, the home immediately showcases its versatility, with the lower level accessed directly off the front foyer. This space incorporates a large games room complete with built-in bar and sink, powder room and excellent flexibility to function as a guest retreat, a home business space, teenagers' zone or potential fifth bedroom option.

Upstairs, the main living level has been thoughtfully designed to capture the stunning outlook across the Wodonga hillsides and towards Kinchington Estate. The heart of the home centres around the spacious kitchen featuring stone benchtops, walk-in pantry, island bench and a large stand-alone cooker with gas cooktop and electric oven. The adjoining dining and family area flows seamlessly out to the front balcony, creating the

TYPE: For Sale

INTERNET ID: 21P10086

SALE DETAILS

\$1,150,000

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ideal space to entertain or simply unwind while enjoying the elevated views.

A further separate lounge to the rear of the home provides the perfect theatre room option, enhanced by a raised platform for an authentic cinema-style feel.

Accommodation is equally impressive with four well proportioned bedrooms, including a privately positioned master suite accessed via a dedicated privacy hallway. The master retreat includes an expansive walk-through robe stretching the full length of the room, ensuite with double vanity and semi-private toilet, plus direct balcony access.

Designed with practicality in mind, the home also offers exceptional storage solutions, including extensive under house storage and a dedicated 1.8m x 9m storage room fitted with built-in cabinetry to the rear of the double lock-up garage with convenient remote control entry.

Year round comfort is assured with ducted evaporative cooling, ducted gas heating and stylish matte black ceiling fans throughout the bedrooms and living zones.

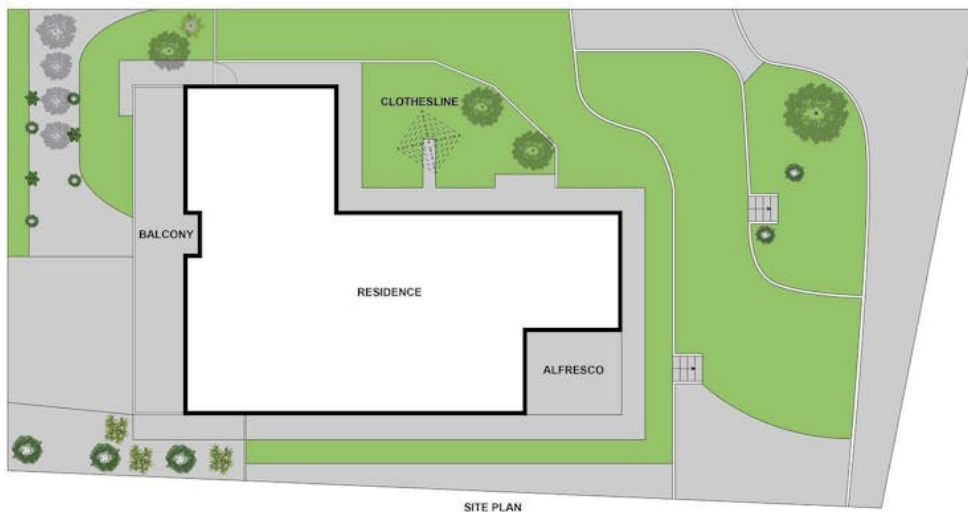
Outside, the property continues to impress with covered rear entertaining complete with a pot belly stove, while the terraced rear yard provides multiple usable levels and exciting scope for further improvements including a fire pit area, children's play space or additional landscaping. The terraced front gardens and water feature further complement the home's striking street presence.

Offering space, flexibility and a quality-built design in a tightly held family-friendly location, this is a home that effortlessly caters to modern family living while remaining just moments from local schools, shopping centres and everyday amenities.

- Land Area 1,118.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage







Whilst bwr.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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Elders Real Estate