



## 6 Draw Court, WEST WODONGA, VIC 3690

### Because There's No Place Like Home

Perfectly positioned at the end of a cul-de-sac and impeccably presented and maintained throughout, this delightful family home will certainly warm the hearts of first-timers, downsizers and intelligent investors. With established gardens and trees making for a tranquil setting, the home's timelessly attractive street appeal invites you on through to its welcoming formal lounge with timber flooring, then flows on to the bright family and dining space and well-equipped kitchen. All 3 bedrooms are generous and present with BIRs, with the master offering triple BIRs and a convenient half-ensuite. There's also great storage, a good-sized laundry, and ducted cooling with a gas wall furnace for year-round comfort. Outdoor entertaining is ably looked after by the large alfresco area leading from the dining space, and there's ample yard space for furry companions and a large trampoline courtesy of the 607m allotment. There's also drive thru access from the DLUG into the back yard, plus a 3.3kw solar power to keep a lid on those energy bills. For the intelligent investor, anticipated rent is \$530 - \$550 per week. Proximity to Victory Lutheran College, childcare facilities, shopping, the Wodonga Golf Course and the Daintree Medical Centre complete a particularly family-focused offering, so call now for inspection times.

- Land Area 607.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Double garage

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:** 21P10100

#### SALE DETAILS

**\$625,000**

#### CONTACT DETAILS

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Manny Gonzalez**  
0400 478 218

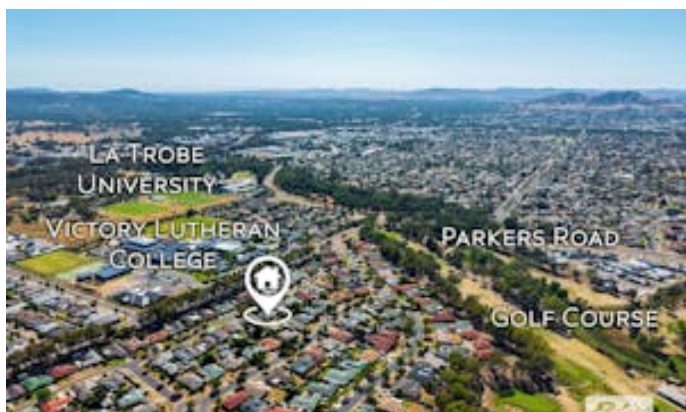




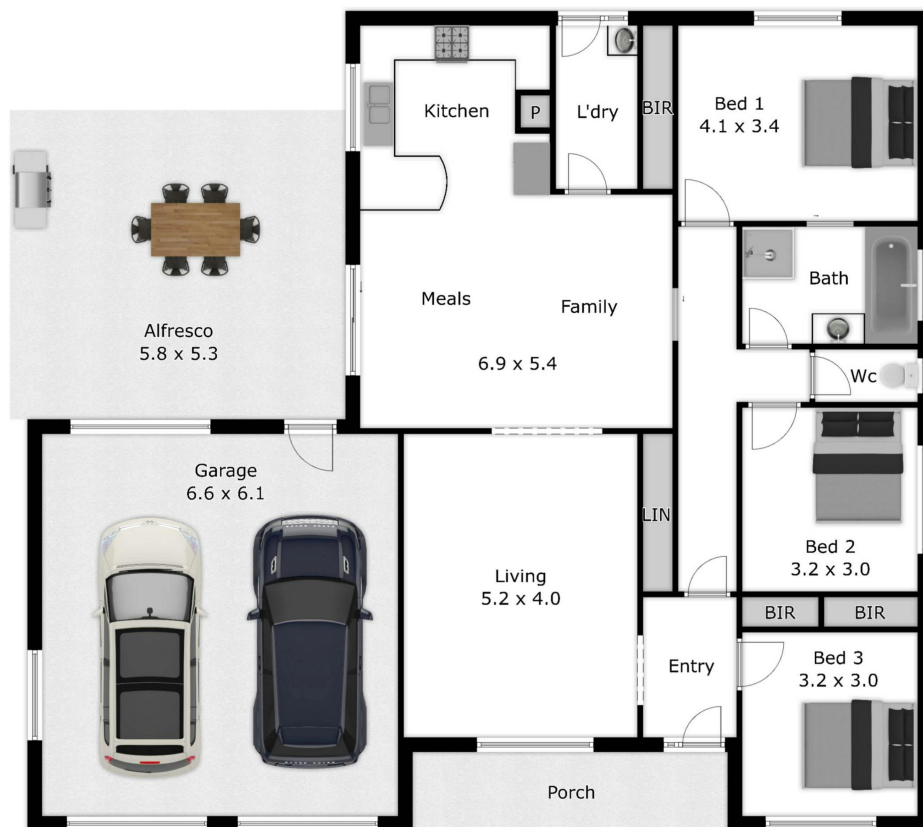








Shed  
3.0 x 3.0



Please note: This plan has been generated for advertising only  
and may not be exact.  
Interested parties are to do their due diligence  
to verify any information provided in this plan.