



2/17 Angus Avenue, WEST WODONGA, VIC 3690

Easy Living, Smart Buying in a Convenient Wodonga Pocket

Tucked away in a neat and private setting, 2/17 Angus Avenue offers a low-maintenance lifestyle with all the essentials already in place. Whether you're stepping into the market for the first time or looking to add a solid performer to your portfolio, this is the kind of property that just makes sense.

Inside, the home is light-filled and easy to live in, with an open plan layout that brings together the living, dining and kitchen zones. The kitchen is practical and well laid out, featuring an upright cooker, breakfast bar and plenty of bench and cupboard space, including a pantry for added storage.

Both bedrooms are well proportioned and include built-in robes, while the bathroom is conveniently positioned through the laundry and offers a bath, shower and vanity, with a separate toilet enhancing everyday functionality.

Comfort is well covered with a split system to the living area, complemented by a gas wall furnace, while external window awnings assist in keeping the home cool and comfortable year-round.

TYPE: Under Contract

INTERNET ID: 21P10253

SALE DETAILS

\$435,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Dean Star

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Step outside and you'll find a covered patio area, perfect for relaxed entertaining, along with a secure yard and front courtyard that add both privacy and usability. Single lock-up garage and an open car space completes the package.

Set in a convenient Wodonga location, this is an opportunity that will appeal to both first home buyers and investors seeking a straightforward, easy-care property with plenty of upside.

Potential rental return of \$470 - \$485 per week

- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single garage







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