



67 Lawrence Street, WODONGA, VIC 3690

Quality Renovated Home in a Central Location

Extensively renovated to a high standard, this three-bedroom home combines quality upgrades with genuine character in a central Wodonga location.

All three bedrooms feature new built-in robes and carpets, with fresh paint throughout creating a crisp, modern feel. The home retains its character with original polished hardwood flooring, paired with a fully renovated family bathroom and a separate toilet for everyday convenience.

Year-round comfort is assured with refrigerated ducted heating and cooling, while new double glazed windows, a 6.6kW solar system, a water tank and filtration system deliver excellent energy efficiency and sustainability.

The centrally positioned kitchen is functional and welcoming, with gas cooktop, dishwasher and ample storage, flowing into light-filled dining and living areas.

Further highlights include a recent roof replacement, a generously sized new laundry with timber benchtop, new windows, doors and trims throughout, a new carport with motorised roller door, plus a powered lock-up shed at the rear - ideal for tradies,

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: 21P10317

SALE DETAILS

\$665,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Jamie Maynard
0413 743 361

hobbyists or extra storage.

Outdoors, beautifully landscaped low-maintenance gardens sit within a secure yard, completing a home that is ready to enjoy from day one.

A fantastic opportunity for first home buyers, downsizers or investors seeking quality, comfort and value.

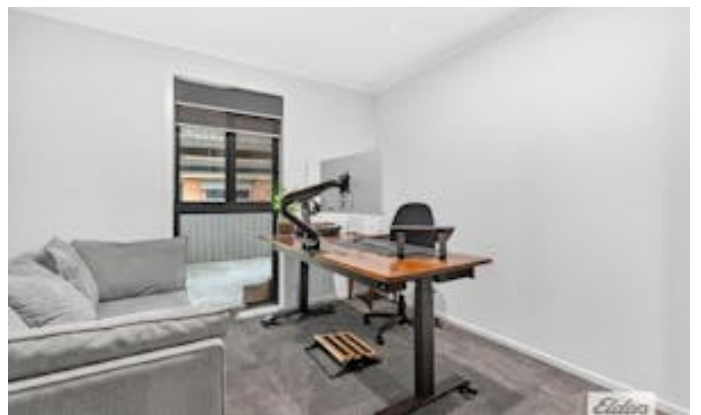
- Recently replaced Colorbond roof
- 6.6kW solar system
- Rainwater tank with filtration system
- New double glazed windows throughout
- Refrigerated ducted heating and cooling
- New built-in robes to all three bedrooms
- New carpet, skirtings and fresh paint throughout
- Original polished hardwood flooring
- Fully renovated family bathroom + separate toilet
- New laundry with timber benchtop
- Gas cooktop and dishwasher
- New internal and external doors
- New carport with motorised roller door
- Powered lock-up shed (rear)
- Secure, fully fenced low-maintenance yard

Council Rates \$387.70 approx per quarter

Water Rates \$128.42 per quarter + Usage

Potential Rental Return \$520-\$540 per week.

- Land Area 613.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3





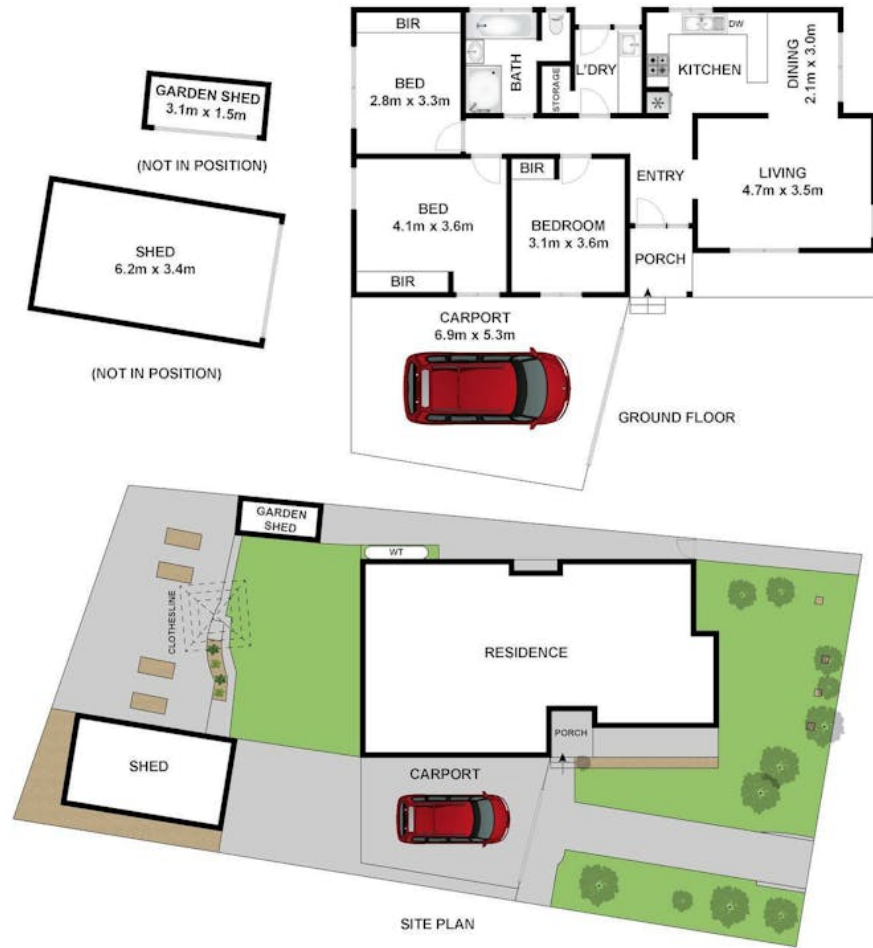


Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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Elders Real Estate



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