



16 Melgaard Court, WODONGA, VIC 3690

Nice and Easy

Nicely positioned overlooking Willow Park and in a quiet court, this smart family home is particularly ideal as someone's first home or for the intelligent investor. Offering a comfortable formal lounge with adjoining study nook, an inviting dining area with a well-equipped kitchen and family bathroom, living is nice and relaxed. The 3 good-sized bedrooms have fans and BIRs and warm timber floorboards underfoot as well. An over-sized reverse-cycle system provides year-round heating and cooling. Outside, the gardens are easy maintenance and stress-free, and you also get a big outdoor entertaining area, 2 sheds, a carport, space for fur babies courtesy of the 595m allotment, and of course, that peaceful outlook over Willow Park. For the investors, it presently rents for \$450 per week, with market rent up to \$470 per week. Call now for inspection times

- Land Area 595.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport

TYPE: For Sale

INTERNET ID: 21P10404

SALE DETAILS

\$569,000

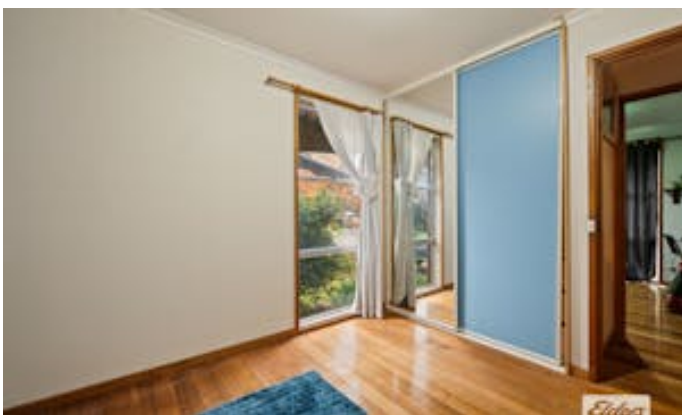
CONTACT DETAILS

Albury

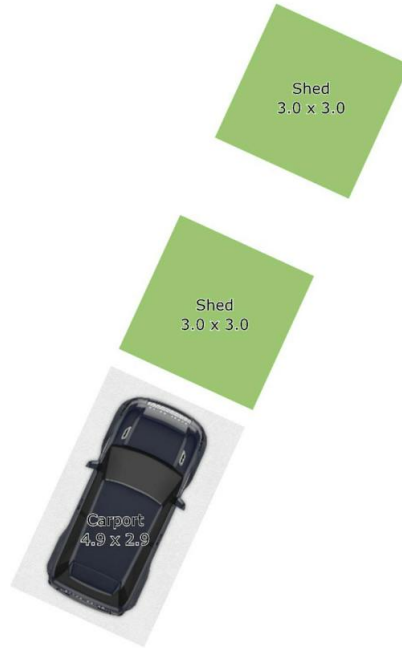
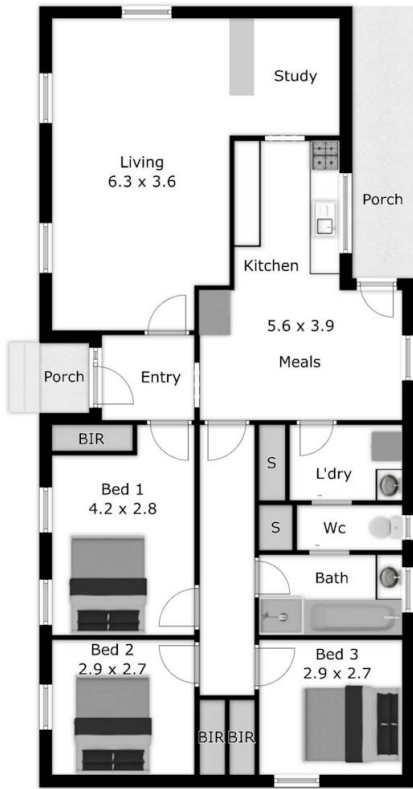
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