



## 2 The Court, WODONGA, VIC 3690

### Elevated Family Living with Stunning Views

Perfectly positioned in a quiet court and enjoying an elevated outlook across the homes below and the surrounding hillsides, this beautifully maintained family home offers space, privacy and a wonderful sense of warmth from the moment you arrive.

Set on an impressive 1,111m<sup>2</sup> (approx.) allotment, the home has been thoughtfully designed to make the most of its stunning position, with expansive windows framing picturesque views from the living areas and master bedroom. Bright, welcoming interiors are complemented by fresh, contemporary finishes including near-new carpets to the bedrooms and lounge, timber-look flooring through the main living zones, and quality tiling to wet areas.

At the heart of the home, the well appointed kitchen features a dishwasher, gas cooktop and electric wall oven, overlooking the open-plan dining and family room. A separate lounge provides an additional living space and opens directly onto the front balcony, creating the perfect place to relax and take in the panoramic outlook.

Offering flexibility for growing families, the home comprises three generous bedrooms plus a study, which can easily serve as a fourth bedroom/nursery if required. The spacious master suite enjoys beautiful views and is complete with a private ensuite

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**TYPE:** For Sale

**INTERNET ID:** 21P10499

**SALE DETAILS**

**\$925,000**

**CONTACT DETAILS**

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**

0407 685 580

featuring a vanity, shower and toilet and finished off with floor to ceiling tiling. The family bathroom is equally impressive, also showcasing floor-to-ceiling tiling, a corner bath, shower and stylish timber-look vanity.

Comfort is assured throughout every season with ducted gas heating, ducted evaporative cooling, ceiling fans to the bedrooms and a charming two-way wood fire servicing both the lounge and dining areas.

Outside, the terraced rear yard provides privacy and space to enjoy, while the open entertaining area offers a relaxed setting for family gatherings and weekend barbecues. Underneath the home, a double lock-up garage with remote access is complemented by extensive storage, workshop space and a dedicated gym area-an exceptional bonus rarely found in homes of this calibre.

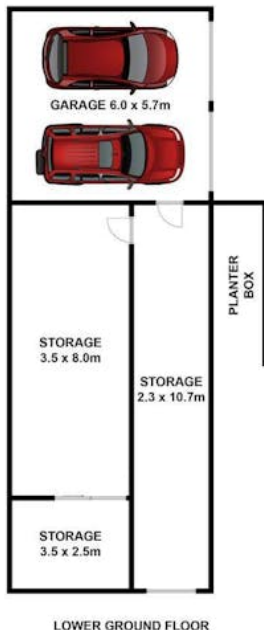
Combining style, functionality and an enviable elevated position, this is a home that offers a relaxed family lifestyle while remaining close to everything Wodonga has to offer.

#### Features You'll Love:

- Elevated 1,111m<sup>2</sup> (approx.) allotment with sweeping views
  - Three bedrooms plus study/fourth bedroom
  - Two bathrooms including ensuite to master
  - Open plan family and dining area plus separate lounge
  - Front balcony with panoramic outlook
  - Well-appointed kitchen with dishwasher, gas cooktop and electric wall oven
  - Ducted gas heating and evaporative cooling
  - Two-way gas heater between lounge and dining
  - Ceiling fans to bedrooms
  - Next to brand new carpets and modern timber-look flooring throughout
  - Double lock-up garage with remote access
  - Extensive under-house storage, workshop and gym space
  - Private terraced rear yard with outdoor entertaining area
- Land Area 1,111.00 square metre
  - Bedrooms: 3
  - Bathrooms: 2
  - Double garage







Whilst [bwrm.com.au](http://bwrm.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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