



13 Gordon Street, WODONGA, VIC 3690

Timeless Character with Room to Make It Your Own

Some homes offer something that simply can't be recreated, and 13 Gordon Street is one of them. Rich in character and filled with the warmth of a bygone era, this inviting home combines generous family living with beautiful original features, all set on a spacious 836m² allotment just minutes from Wodonga's CBD.

From the moment you step inside, the home's quality and charm is immediately apparent. High ceilings, ornate cornices and stunning period glass doors provide a timeless backdrop, while the floorplan offers plenty of room for everyday living. A welcoming front lounge flows through to a cosy meals area with a second living room and study nook at the rear creating additional space for families to spread out and enjoy.

The kitchen is practical featuring a gas cooktop, electric oven, walk-in pantry and excellent storage, making it a functional hub for busy households.

Bedroom accommodation includes four bedrooms, all complete with built-in robes. The original master bedroom is positioned to the front of the home, while a thoughtfully added fourth bedroom at the rear enjoys the convenience of its own ensuite. Ideal as a

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TYPE: For Sale

INTERNET ID: 21P10551

SALE DETAILS

\$699,000

CONTACT DETAILS

Albury

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WODONGA, VIC
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Dean Star

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private master retreat, guest accommodation or space for extended family, it offers flexibility to suit a variety of lifestyles. The central bathroom includes a shower, corner spa bath and vanity, with a separate toilet conveniently located off the laundry.

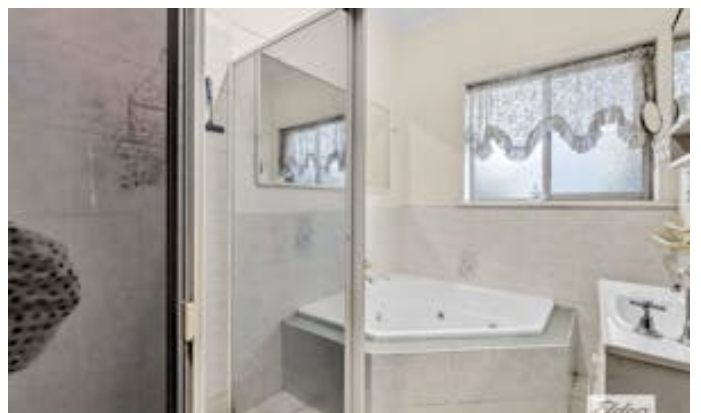
Comfort is catered for throughout the seasons with ducted evaporative cooling servicing the main living areas, a refrigerated air cooler to the front lounge and a gas wall furnace warming the rear sun filled family room.

Outside, the home continues to impress with a secure backyard, small elevated timber deck providing a great spot for morning coffees with vehicle accommodation being well covered with a double carport, a single lock-up garage with adjoining workshop and an additional utility shed for extra storage.

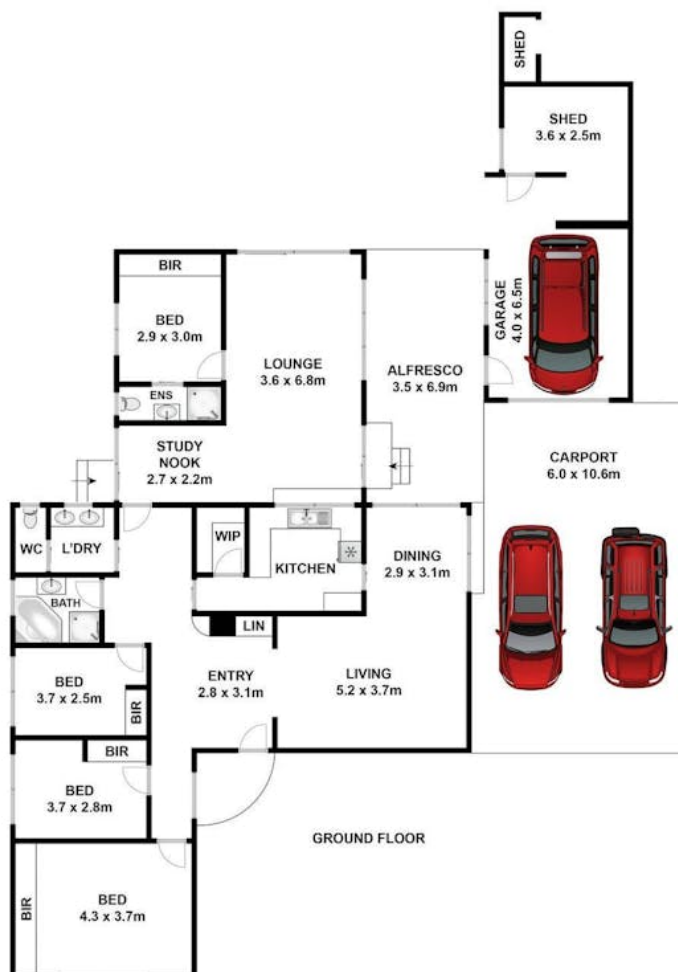
Perfectly positioned close to Wodonga Hospital, local schools, green space and only moments from the CBD, this is a wonderful opportunity to secure a character-filled home that's ready to enjoy today while offering plenty of scope to add your own style over time. Homes with this much personality and genuine ambience are becoming increasingly difficult to find.

Potential rental return of \$520 - \$540 per week.

- Land Area 836.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Double carport







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