



4 Middleton Crescent, WODONGA, VIC 3690

Flexible Family Living & Outstanding Investment Opportunity

Positioned in the highly sought-after White Box Rise Estate, 4 Middleton Crescent presents an exceptional opportunity for families, first home buyers and astute investors seeking a stylish home with added flexibility in a high-demand location.

Thoughtfully designed to maximize space, the home now offers four generous bedrooms, including a spacious master suite complete with a walk-in robe and private ensuite. The remaining bedrooms are well-proportioned and serviced by a modern central bathroom, making the home ideal for growing families or those working from home.

The heart of the home is the light-filled open-plan kitchen, dining and living area, where everyday living and entertaining come together seamlessly. The well-appointed kitchen features quality appliances, ample bench space, excellent storage and a functional layout overlooking the main living zone.

A standout feature is the converted garage, creating a versatile fifth bedroom that can also be utilized as a second living area, home office, kids' retreat or games room, adapting effortlessly to your family's changing needs.

TYPE: For Sale

INTERNET ID: 21P10557

SALE DETAILS

\$670,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Nathan Baker

0499 993 028

Step outside to a low-maintenance backyard, offering plenty of space for children and pets while remaining easy to maintain.

Located just moments from White Box Rise Shopping Centre, schools, parklands, walking tracks and public transport, this home delivers outstanding convenience in one of Wodonga's most desirable estates.

For investors, this is a fantastic opportunity to secure a quality property in a tightly held location with strong tenant demand and excellent long-term growth potential. With its flexible floorplan, low-maintenance appeal and sought-after position, it represents a smart addition to any investment portfolio.

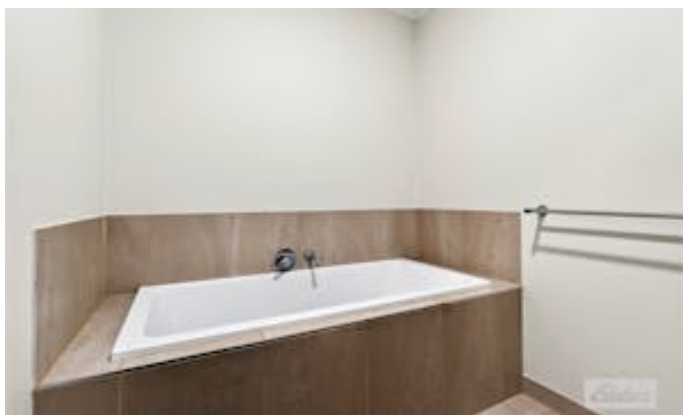
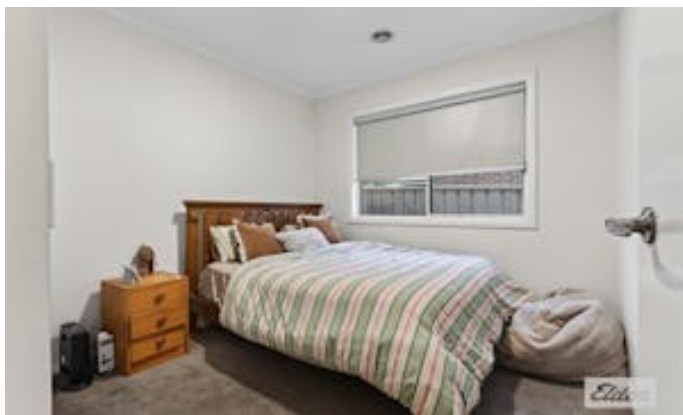
Whether you're looking for your next family home or a quality investment with broad market appeal, 4 Middleton Crescent is a property that offers flexibility, comfort and exceptional value.

Rates \$2678.25 pa

Rental estimate \$620-640 pw

- Land Area 368.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2









GROSS INTERNAL AREA
 FLOOR: 117 m², EXCLUDED AREAS:
 CONVERTED ROOM: 25 m², PATIO: 15 m²
 PORCH: 2 m²
 TOTAL: 117 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.