



## 20 Fulford Street, WODONGA, VIC 3690

### Light Filled Living with Room to Grow

Positioned on a generous 580m<sup>2</sup> (approx.) corner allotment and offering a flexible floorplan with multiple living spaces, 20 Fulford Street presents an outstanding opportunity for first home buyers, young families and investors seeking comfort, convenience and value in a well-established Wodonga location.

Light, bright and welcoming throughout, the home showcases neutral colour tones that will appeal to a wide range of buyers, creating a fresh and inviting atmosphere ready to enjoy from day one.

Offering three bedrooms, two complete with built-in robes, the home is serviced by a family bathroom featuring a separate bath and shower, with the convenience of a separate toilet for everyday practicality.

The updated kitchen provides excellent functionality with a standalone cooker, dishwasher, pantry and ample storage, ensuring meal preparation is both easy and efficient. Adjoining dining and living spaces create a comfortable hub for daily living, while a spacious second living area to the rear—originally the garage and now thoughtfully converted—offers outstanding flexibility as a rumpus room, children's retreat, home office or additional lounge.

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:** 21P1691

**SALE DETAILS**

**\$619,000**

**CONTACT DETAILS**

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**

0407 685 580

Comfort is assured throughout the seasons with ducted gas floor heating, evaporative cooling and ceiling fans to the bedrooms and main living area with the heating able to be voice controlled with your smart device in the lounge and two of the bedrooms.

Outside, the secure backyard provides plenty of space for children and pets to enjoy, complemented by established gardens, a lush lawn area and a covered outdoor entertaining space perfect for relaxed gatherings with family and friends. A garden shed offers valuable storage, while the solar panel system helps improve energy efficiency and reduce running costs.

Conveniently located just minutes from Central Wodonga, schools, shopping facilities, sporting grounds and with easy freeway access for commuters, this is a home that delivers both lifestyle and practicality in equal measure.

Whether you're looking to enter the market, expand your investment portfolio or secure a comfortable family home in a convenient location, 20 Fulford Street is sure to impress.

Potential rental return of \$520 per week.

- Land Area 580.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport







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



**20 Fulford Street, Wodonga**

**Elders Real Estate**