



## 11 Beresford Court, WODONGA, VIC 3690

### Family Friendly Location

Welcome to 11 Beresford Court, a charming three-bedroom home nestled at the end of a peaceful court, offering private and quiet living.

As you step inside, you'll be greeted by a warm and inviting front living room, providing the perfect space to relax and unwind after a long day. The adjacent kitchen with an adjoining meals area creates a seamless flow, making it ideal for entertaining and everyday living with the well-equipped kitchen featuring a gas cooktop, electric underbench oven and a dishwasher, catering to all your culinary needs.

All three bedrooms in this delightful home come complete with built-in robes, offering ample storage space and ensuring a clutter-free environment. The bathroom boasts a separate bath and shower, along with a toilet and vanity, providing convenience and functionality for the whole family.

For year-round comfort, this home is equipped with ducted evaporative cooling, ducted gas heating ensuring a pleasant living environment regardless of the season. French glass doors are thoughtfully used to separate the living and bedroom areas, creating a sense of privacy and enhancing the overall aesthetic appeal.

**TYPE:** Sold

**INTERNET ID:** 21P1924

#### SALE DETAILS

**\$449,000**

#### CONTACT DETAILS

**Albury**

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WODONGA, VIC  
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**Dean Star**

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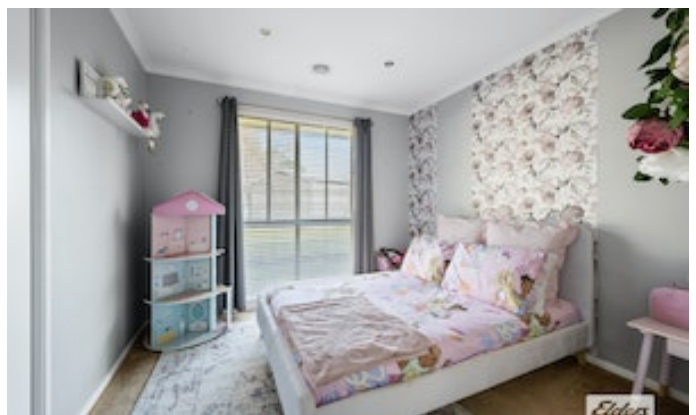
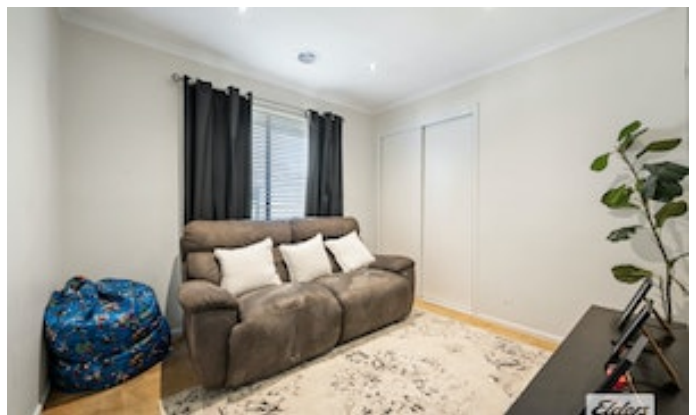
A terrific feature of the home is its generous rear yard, providing a great space for kids and pets to play freely. The yard is secure, offering peace of mind for families. Additionally, a fully paved covered entertaining area allows for outdoor gatherings and al fresco dining, making it a perfect spot to create lasting memories with family and friends.

Convenience is further enhanced with a carport located at the front of the property, providing sheltered parking for your vehicles, while a large shed at the rear offers further car accommodation or ample storage space for tools and equipment.

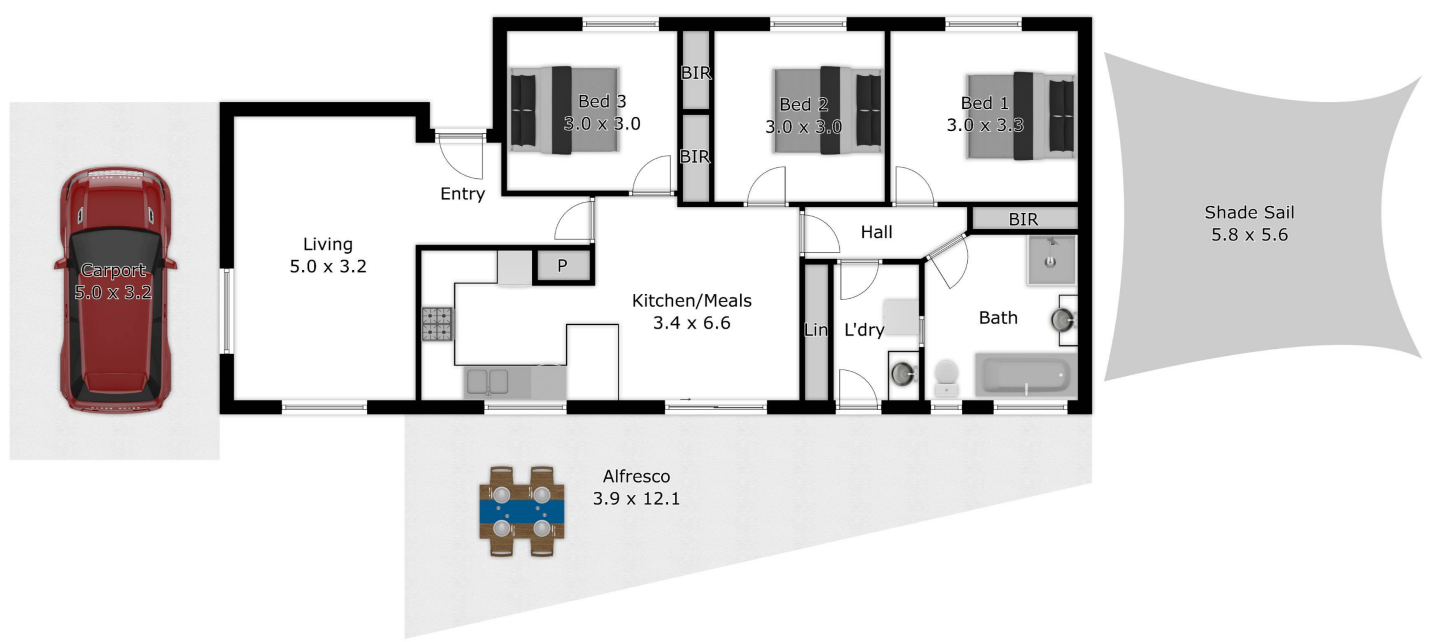
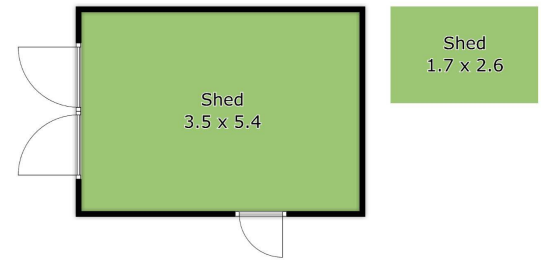
Potential rental return of \$410.00 - \$430 per week.

<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 727.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport







APPROX. INTERIOR LIVING AREA  
88.5 sq. m  
Measurements are an approximate guide only.  
Not to scale.  
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