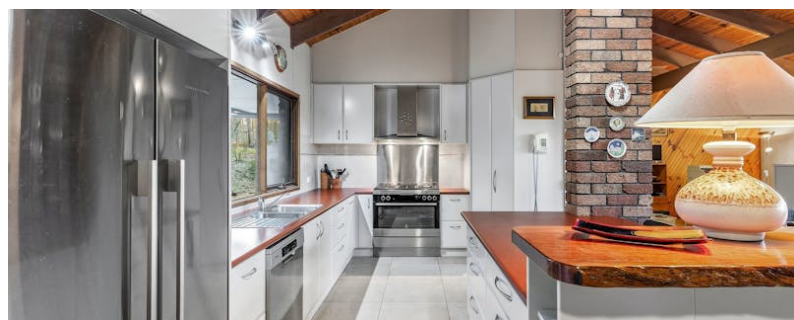




12 Ardern Place, WODONGA, VIC 3690

Space, Character & Endless Possibilities on 1,509m²

Opportunities like this don't come along every day. Set on an impressive 1,509m² (approx.) corner allotment in the ever popular Willow Rise Estate, this spacious family home combines warmth, character and exceptional versatility to create a lifestyle that can adapt as your family grows.

Offering five generous bedrooms and three bathrooms, the home has been thoughtfully designed with flexibility in mind. The master suite includes built-in robes and a private ensuite, while the remaining bedrooms are all fitted with built-in storage and are serviced by a beautifully renovated family bathroom featuring contemporary grey tones, a freestanding bath, frameless shower and great sized vanity.

A standout feature of the home though is the fully self-contained fifth bedroom with its own ensuite and living area, providing the perfect solution for multi-generational living, independent teenagers, visiting guests, Airbnb accommodation or even a home-based business.

Stepping inside the main home though, you'll immediately appreciate the home's inviting character. High, vaulted timber-lined ceilings to the main living area, exposed brick feature walls and warm timber accents create a welcoming atmosphere

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TYPE: For Sale

INTERNET ID: 21P2141

SALE DETAILS

\$879,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Dean Star

0407 685 580

synonymous with the sought-after Willow Rise Estate.

A cosy and ambient front lounge with a crackling wood fire and timber lined ceiling offers the perfect retreat through the cooler months, while the spacious open-plan family and dining area provides plenty of room for everyday living and entertaining.

The updated kitchen is both practical and stylish, offering banks of drawers for exceptional storage, a generous island bench finished with a stunning redgum timber benchtop, a large fridge recess, corner pantry, dishwasher and a freestanding cooker with gas cooktop and electric oven. Its evident that this kitchen has been well designed to keep the home cook connected to family and friends while creating in the kitchen.

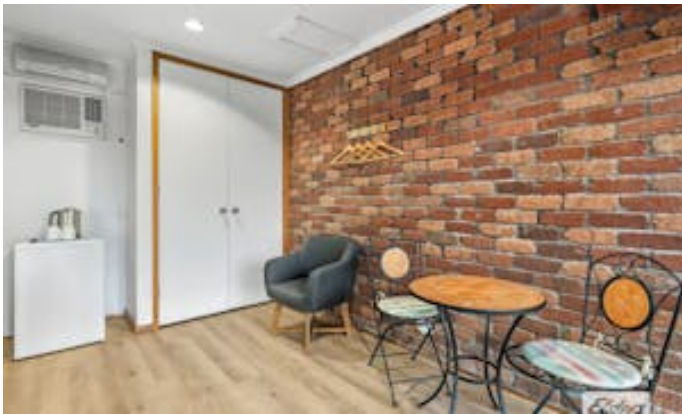
Comfort is assured year-round with ducted evaporative cooling, a gas wall furnace servicing the central living zone, ceiling fans and the cosy wood heater. Soft carpet adds comfort to the bedrooms and lounge, while tiled flooring provides durability throughout the high-traffic areas.

Step outside and discover a backyard that feels like your own private retreat. Established gardens create a peaceful setting with multiple open-air spaces to enjoy a morning coffee, entertain family and friends or simply unwind amongst the greenery. The expansive block provides endless possibilities to further enhance the property, with ample room to add shedding, a garage or carport (STCA), while still leaving plenty of space for children and pets to enjoy. Two garden sheds provide convenient outdoor storage.

Whether you're searching for a spacious family home, somewhere to comfortably accommodate extended family, or a property with the flexibility to generate additional income, 12 Ardern Place delivers an opportunity that's as practical as it is unique.

- Land Area 1,509.00 square metre
- Bedrooms: 5
- Bathrooms: 3

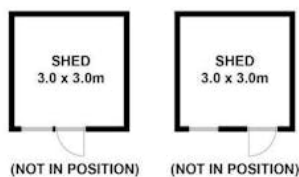








GROUND FLOOR



SITE PLAN

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.



12 Ardern Place, Wodonga

Elders Real Estate