



## 66 Lawrence Street, WODONGA, VIC 3690

### Great Starter

Full of charm, this delightful three-bedroom weatherboard home offers an exciting opportunity to secure a property that's ready to enjoy now, with plenty of scope to make it truly your own.

Set on a manageable 527m<sup>2</sup> allotment, the home provides comfortable living with a welcoming feel throughout. Whether you're a first home buyer, investor or renovator, this is the perfect blank canvas to add your personal touch and create something special.

Outside, the property continues to impress with excellent parking options and a secure yard, ideal for children and pets. A generous undercover entertaining area provides the perfect space to relax or host family and friends all year round.

Adding further versatility is a separate room in the backyard â## perfect as a teenage retreat, home office, studio or ultimate man cave.

Offering charm, functionality and future potential in equal measure, this is an opportunity not to be missed.

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:** 21P2397

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Donna Nusser**

0427 276 013

Key Features:

Three-bedroom weatherboard home

Positioned on a 527m<sup>2</sup> block

High ceilings throughout

Split system heating and cooling

Excellent parking options

Secure, family-friendly yard

Spacious undercover entertaining area

Separate backyard room â## ideal for teens, work or hobbies

Blank canvas with scope to update and add value

A property with heart, potential and plenty of possibilities â## move in, enjoy, and make it your own.

Council Rates | \$475.85 per quarter

Water Rates | \$147.39 + Usage per quarter

Please phone for private inspection

- Land Area 527.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2

