



## 2 Bruce Street, WODONGA, VIC 3690

### Popular Federation Park Locale

Nestled in the heart of Federation Park, this three bedroom home is ideal for families, first home buyers, or astute investors.

As you step inside, you're greeted by a generously proportioned living area, bathed in natural light, great for relaxing evenings and tv nights with the family. The heart of any home is undoubtedly the kitchen and this home is no different with the kitchen positioned to seamlessly flow into the family room and meals area. Well appointed for the family chef with a gas cooktop, dishwasher, and an electric wall oven ready to assist in culinary adventures. The ample bench space doubles as a breakfast bar, perfect for casual dining or enjoying morning coffee with friends.

Offering three well appointed bedrooms, plus a versatile study or fourth bedroom, this home caters to a variety of lifestyle needs with the full family bathroom, equipped with a deep bath, separate shower, and a sizeable vanity adding to the home.

Climate control is effortlessly handled with ducted evaporative cooling and ducted gas heating, ensuring year round comfort.

**TYPE:** Sold

**INTERNET ID:** 21P7728

#### SALE DETAILS

**\$495,000**

#### CONTACT DETAILS

**Albury**

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WODONGA, VIC  
02 6021 2199

**Jamie Maynard**  
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Outside, the property excels in functionality and entertainment. Rear yard access through double gates reveals a double lock-up garage, which can also serve as a workshop or a personal retreat with a carport at the front providing additional vehicle storage with the outside completed with a spacious undercover entertaining area, a great spot for hosting memorable events or enjoying quiet family moments.

Set on a great sized 711m2 allotment and situated in a family friendly neighborhood, this home is just moments away from local shopping centers, schools, and the scenic Federation Hill walking tracks.

With a potential rental return of \$450 - \$470 per week, this property is not only a home but a smart investment.

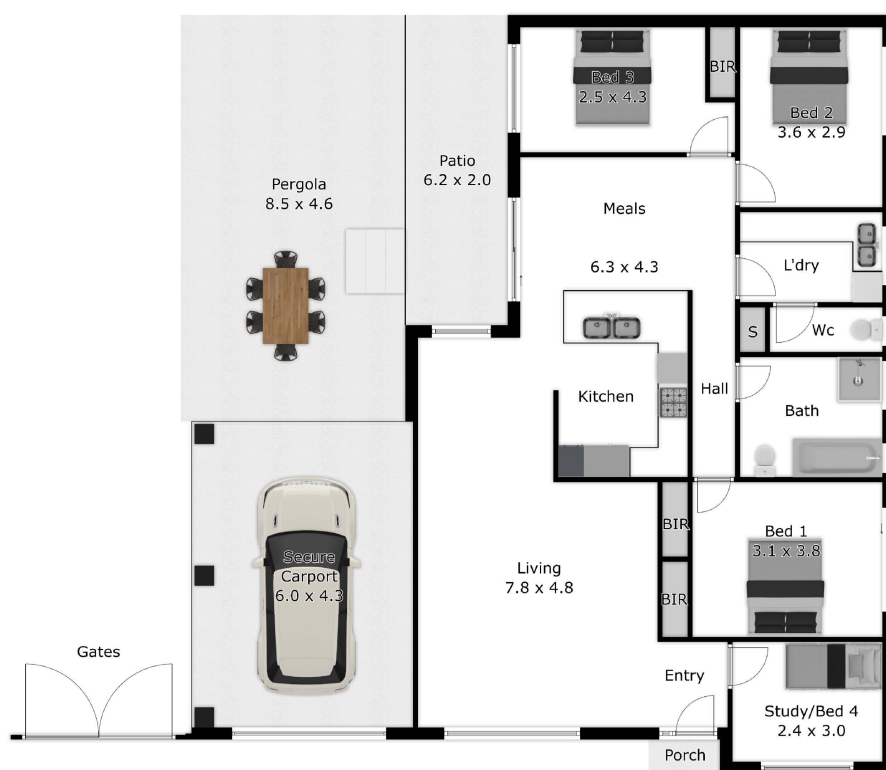
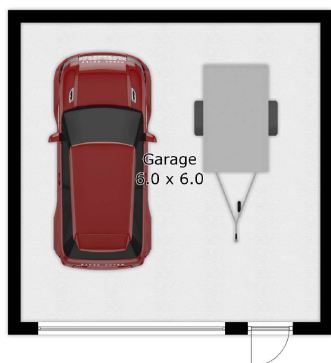
<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 711.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- Single carport









APPROX. FLOOR AREA 130.6 m<sup>2</sup>  
 Please note: This plan has been generated for advertising only  
 and may not be exact.  
 Interested parties are to do their due diligence  
 to verify any information provided in this plan.