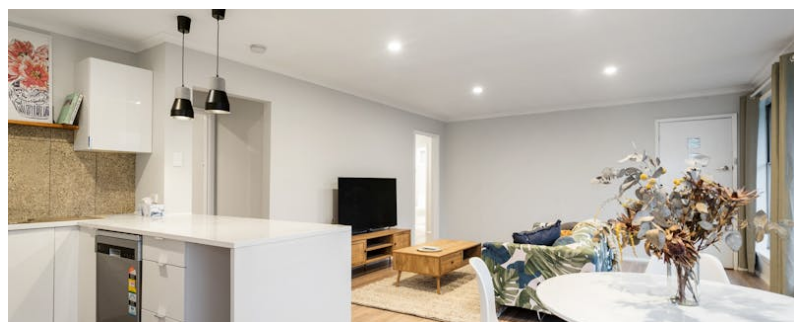




## 37 Anderson Street, WODONGA, VIC 3690

### Renovated Gem!

Perfectly positioned within easy walking distance of the ever evolving Wodonga CBD, this solidly built home offers exciting potential for renovators, investors, and developers alike.

Step inside to discover a spacious front living area filled with natural light, adjoining the original kitchen and meals zone - ready for your creative touch. Accommodation includes three bedrooms, two with built-in robes, while Murray pine floorboards flow throughout, adding warmth and character.

Comfort is covered year round with a split system unit and ceiling fan in the main living area. Outside, a rear verandah provides a shady spot to relax, with easy access to a carport and handy shedding for extra storage.

Set on a level 540m<sup>2</sup> allotment, this property presents a variety of opportunities -with an estimated return of approximately 500.00 - \$520.00 per week, to a tidy investment or even future development potential (STCA).

Solid, central, and full of promise - this is your chance to secure a property with position

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:** Under Contract

**INTERNET ID:** 21P7876

### CONTACT DETAILS

**Albury**  
140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**  
0407 685 580

and potential in one of Wodonga's most convenient locations.

- Land Area 540.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport

