



6 Goulburn Court, WODONGA, VIC 3690

Family Living In Quiet Court

Tucked away in a quiet family court with a backdrop of a peaceful reserve, this charming home offers the perfect blend of tranquility and accessibility. Quality built by Van Zanten Scott Builders the home is a short drive to local shopping and schools and a stones throw from the picturesque Wodonga Golf Course, the home presents an ideal setting for family life.

Step inside to discover a well-thought-out layout featuring three bedrooms plus a study to the front, perfect for; working from home, reading retreat, hobbies, or could be a child's fourth bedroom as previously the case.

The master suite is a comfortable retreat, complete with a walk-in robe and an ensuite that includes a corner spa, shower, toilet, and vanity for extra storage. The additional bedrooms are equipped with built-in robes with the family bathroom located close by, the toilet separate for convenience.

Living spaces in this home are designed with both entertainment and relaxation in mind. The large L-shaped lounge, complete with a built-in brick bar, provides a versatile area for formal dining or casual get togethers. The kitchen, with its warm timber cabinetry, stone benchtops, and modern appliances including gas cooktop set in a feature brick fireplace, electric wall oven and dishwasher, overlooks a generous area that's perfect

TYPE: Sold

INTERNET ID: 21P7964

SALE DETAILS

\$650,000 - \$680,000

CONTACT DETAILS

Albury

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for everyday family meals.

An enclosed entertaining area off the living space offers a comfortable extension of the home, offering split system heater and cooler for year round enjoyment. This additional living zone merges seamlessly with the outdoors, making it an ideal spot for hosting friends or simply unwinding.

Practical features such as ducted evaporative cooling, outdoor security awnings, slate flooring in high-traffic areas and carpet in the lounge and bedrooms further add to the home's appeal, the property exuding a warm and welcoming vibe, enhanced by feature dado boards, charming front bullnose verandah and high 2,700mm ceilings emphasising the space the home offers.

Outside, an additional entertaining area provides a delightful space for morning coffee or evening relaxation, overlooking a low-maintenance yard with a cubby house that promises endless fun for kids. A double lock-up garage ensures your vehicles are secure while side access to the rear yard with room for the boat, caravan or trailer adds to the convenience of this lovely home.

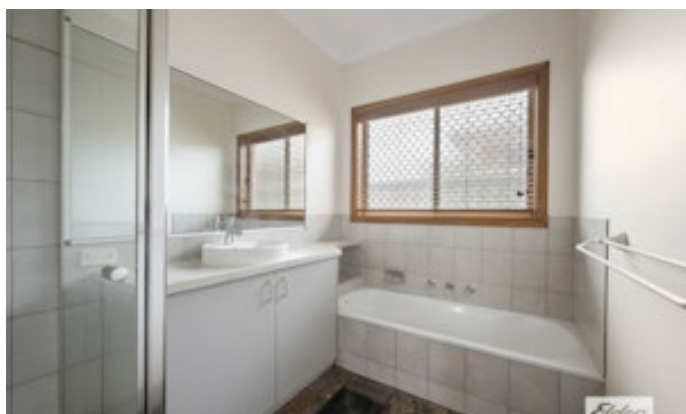
Set on a generous 841m² allotment with multiple access and extension potential options, perfect for families seeking a blend of comfort and convenience, this home invites you to create your own memories in a setting designed for modern living.

Potential rental return of \$540.000 - \$560.00 per week.

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

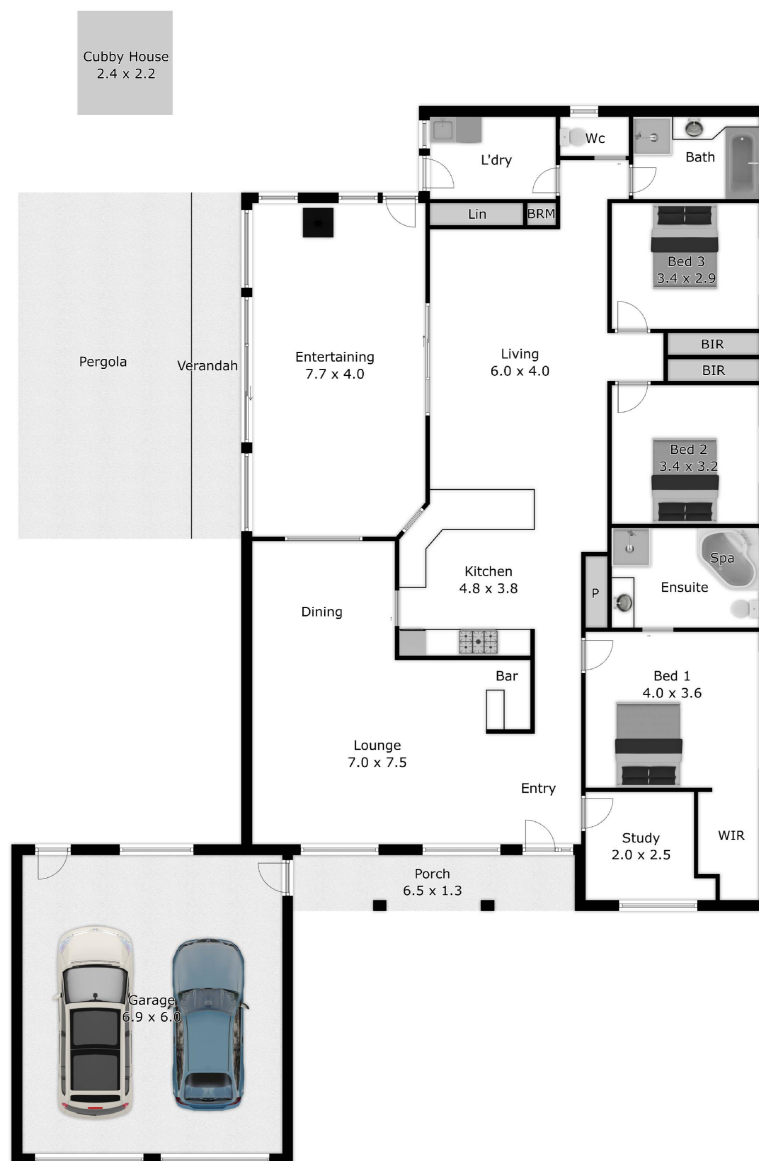
- Land Area 841.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage











APPROX. INTERIOR LIVING AREA
256.4 sq. m

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.