14 Burnley Street, WODONGA, VIC 3690

Great Position - Development Opportunity

Nestled in the heart of a vibrant and sought after neighborhood, mere moments from Whitebox Rise and a leisurely drive from the bustling CBD of Wodonga, this comfortable and welcoming home promises a lifestyle of convenience and charm. The immediate area boasts an array of local amenities including schools, a shopping center, an Aquatic Centre, parks, childcare, and medical facilities, all just a stone's throw away.

Stepping inside this delightful house and you immediately feel at home. The home features three bedrooms with the master offering built-in robes and an oversized design for ultimate comfort.

The front lounge welcomes guests with open arms, while the rear utility room provides space for storage or small sitting area if needed.

The heart of the home is the kitchen and meals area, bathed in natural light and boasting a 900mm stand-alone cooker set against an old red brick fireplace, surrounded by ample storage for culinary fun.

Character fills every corner of this home, from ornate cornices and high ceilings to modern look timber flooring in high-traffic areas and cozy carpet in the lounge and bedrooms. The residence is equipped with a split system and ceiling fans in most

TYPE: Sold

INTERNET ID: 21P8005

SALE DETAILS

$459,000

CONTACT DETAILS

Albury
140 High Street
WODONGA, VIC
02 6021 2199

Dean Star
0407 685 580

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.

rooms, ensuring comfort throughout the seasons.

Complementing the home's thoughtful layout is the neat bathroom, featuring a shower and large vanity for ample storage.

Outdoor living is a breeze with room for entertaining, low maintenance garden surrounds, and a generous allotment of 814m2 offering space and privacy. Parking is plentiful, with a triple carport at the front and a single lock-up garage at the rear, alongside additional lock-up shedding for two more vehicles.

Your search for the perfect start ends here â## a property that combines modern conveniences with timeless charm, all in a location that's hard to beat. Welcome to your next chapter. Welcome home.

Currently tenanted on a month to month basis with a potential rental return of $420 per week.

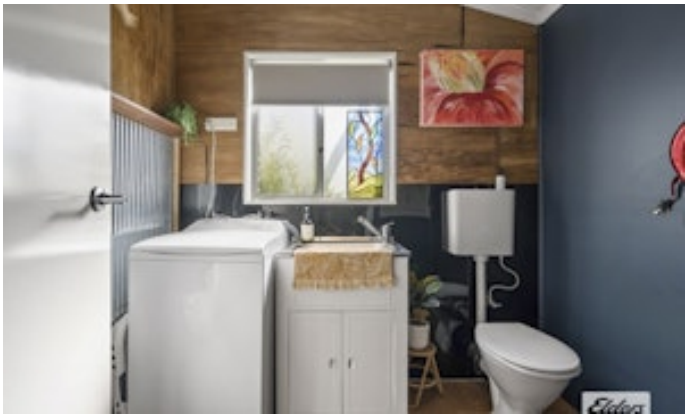
Set on a terrific sized 814m2, the property presents as a great development opportunity (STCA) with room for townhouses to rear.

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

- Land Area 814.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- 3 car carport

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.

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.



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.

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.

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.

APPROX. INTERIOR LIVING AREA
93.5 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.

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.