



## 45 Nordsvan Drive, WODONGA, VIC 3690

Immaculate Hallmark Home in Quiet, Sought-After Location!

Set in a peaceful and family-friendly street, this beautifully presented Hallmark-built residence offers the perfect blend of style, space, and functionality. With fantastic street appeal and a thoughtfully designed floorplan, this home is ideal for families, downsizers, or investors looking for quality and comfort in a quiet yet convenient location.

Inside you will be greeted with four spacious bedrooms, each features built-in robes for convenient storage, while the luxurious master suite boasts a generous walk-in robe and private ensuite, offering a perfect retreat for the heads of the home. Enjoy flexible living with a dedicated second lounge or media room in addition to the light-filled open-plan kitchen, dining, and main living space, ideal for family time and entertaining.

The modern, well-appointed kitchen is a true highlight of the home, this kitchen features ample storage, a quality dishwasher, stylish finishes, and a coveted walk-in pantry â## perfect for the home chef. Equipped with ducted heating and cooling, this home ensures comfort in all seasons, additionally take advantage of installed solar panels, helping you reduce energy bills and your carbon footprint.

Outdoor living is made easy. Entertain guests or relax in the undercover alfresco area,

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**TYPE:** Under Contract  
**INTERNET ID:** 21P8934  
**SALE DETAILS**  
**\$699,000**

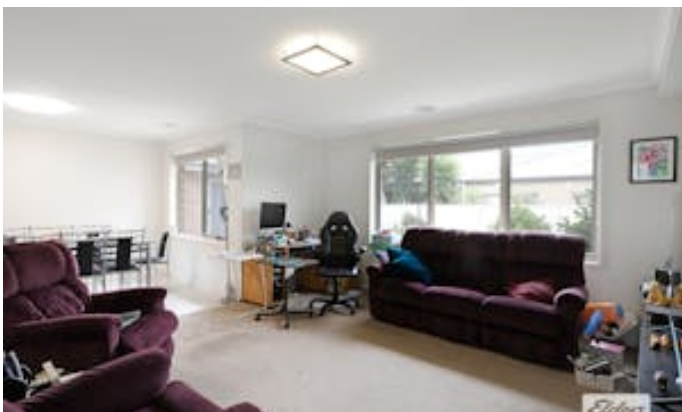
**CONTACT DETAILS**  
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 WODONGA, VIC  
 02 6021 2199  
**Kristy Leathem**  
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overlooking the fully enclosed, low-maintenance yard, perfect for children or pets. Further features include, the double lock-up garage with internal access for added security and convenience, side access - ideal for trailers, boats, or extra vehicles and easy-care landscaping and quality finishes throughout, allowing you to spend more time enjoying your home and less time maintaining it.

Whether you're upsizing, investing, or buying your forever home, this property offers exceptional value and quality. Move-in ready, this is the opportunity you've been waiting for.

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

- Land Area 604.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







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Elders Real Estate

All measurements are approximate. This floor plan is for marketing purposes and is to be used as a guide only.  
Floor plan prepared by Elevated Media.