



## 108 Gralen Street, WODONGA, VIC 3690

### A Smart Start or Savvy Investment!

Perfectly positioned close to the Homemaker Centre and with easy access to Bandiana Link Road and the CBD, 108 Gralen Street is a fantastic chance to step into the market whether you're buying your first home or adding to your investment portfolio.

Set on a tidy, low-maintenance 549m<sup>2</sup> allotment, this home combines recent updates with practical spaces to make living easy. Inside you'll find three comfortable bedrooms, a welcoming lounge, and a kitchen that flows to the meals area, plus a full family bathroom and a separate toilet.

What you'll love:

- Stylishly updated kitchen with upright cooker, pantry, and plenty of storage
- Refreshed laundry with excellent cabinetry and functionality
- Ducted evaporative cooling, ducted gas heating, plus a gas wall furnace and ceiling fan to keep you comfortable year-round
- Light-filled enclosed rear sunroom a bonus living space

**TYPE:** For Sale

**INTERNET ID:** 21P9332

#### SALE DETAILS

**\$549,000**

#### CONTACT DETAILS

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

**Dean Star**  
0407 685 580

- Tandem carport with secure double gates
- Generous covered outdoor entertaining area at the rear
- Handy garden sheds for extra storage
- Estimated rental return of \$450 - \$460 per week

Whether you're starting out, investing, or simply looking for a home that ticks the boxes for comfort and convenience, this property is well worth your attention.

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

- Land Area 549.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport





