



## 12 Lightwood Drive, WODONGA, VIC 3690

### So Cheery And Charming

With its instantly attractive street presence, peaceful position near a reserve in a cul-de-sac in East Wodonga and showcasing a sensational studio, come lose the rental blues with this tremendous family home. Established and super low-maintenance gardens out front pull you into the warm and welcoming L-shaped formal lounge and formal dining areas, flowing through to the large kitchen with breakfast bar and onto the family space, all with rich timber flooring and fresh paint throughout. It features 3 good sized bedrooms, with the master also having a delightfully updated half-ensuite and separate loo. There's also a large laundry, stacks of storage, as well as ducted gas heating, ceiling fans and a large reverse-cycle unit for year-round comfort. The light and bright outdoor entertaining area leads from the family space, with more established and easy-care gardens in the backyard courtesy of the 630m allotment for you to enjoy. Of course, the highlight outdoors is the brilliant 6x4m studio, which is fully lined and insulated and offers a kitchenette as well as a toilet and ceiling fans. There's also 2 smaller garden sheds, a double carport, and to keep a lid on energy costs, a 3kw (approx) solar power system. Anticipated rent is \$550 - \$560 per week. With the Home Maker precinct, schools, transport and a family-friendly park all close by, the home makes for a tremendous offering for first-timers, downsizers and investors alike. Call now for inspection times.

**TYPE:** Sold

**INTERNET ID:** 21P9363

#### SALE DETAILS

**\$549,000**

#### CONTACT DETAILS

**Albury**

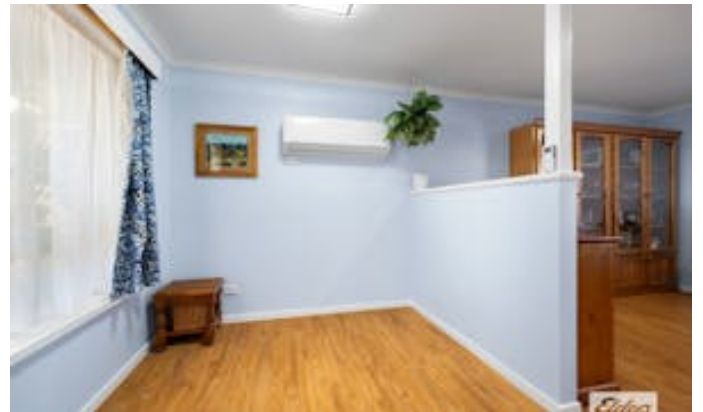
140 High Street  
WODONGA, VIC  
02 6021 2199

**Manny Gonzalez**  
0400 478 218

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

- Land Area 630.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport

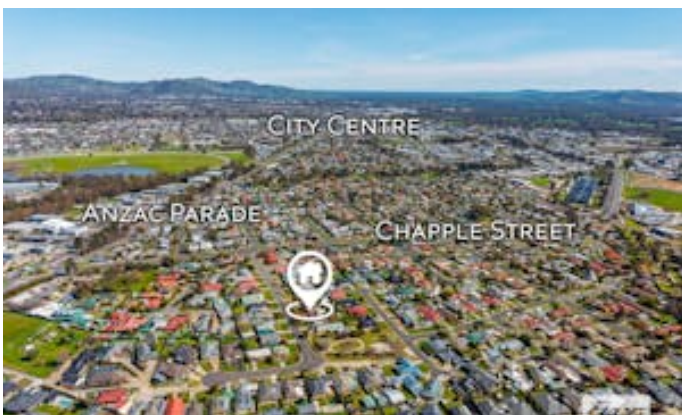
















APPROX. INTERIOR LIVING AREA  
119.9 sq. m

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.