



6 Rosemont Court, WODONGA, VIC 3690

Dust Off The Tool Belt

Tucked away in a quiet court location, this three-bedroom, one-bathroom home presents an excellent opportunity for buyers seeking value, potential, and a peaceful setting.

The home features an updated kitchen offering improved functionality, along with a comfortable lounge area that provides a welcoming space to relax. Three bedrooms are serviced by a central bathroom, making the layout practical and easy to live in.

Outside, a lock-up carport provides secure vehicle accommodation, while the undercover entertaining area offers a great space for outdoor enjoyment. The property does require some improvements such as a fresh lick of paint, carpet, bathroom vanity and laundry trough, presenting an ideal chance to add value, personalise, or renovate over time.

Whether you're a first-home buyer, renovator, or investor, this home offers solid foundations in a quiet, family-friendly court with plenty of potential to make it your own.

Council Rates | \$459.90 per quarter

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.

TYPE: For Sale

INTERNET ID: 21P9453

SALE DETAILS

\$460,000-\$495,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Jamie Maynard
0413 743 361

Water Rates | \$131.30 plus usage per quarter

Potential Rental Return | \$500.00 per week (with updates)

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

- Land Area 393.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport







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.