

## 10 Highland Crescent, WEST WODONGA, VIC 3690

### You'll Always Remember Your First Home

With its appealing street scape peeking through established shrubs and a peaceful position in a tightly held pocket of West Wodonga, come create some life-long memories with this terrific family home. Your living options comprise of a formal lounge with rich timber flooring and a formal dining space adjoining an updated and well-equipped kitchen. All 3 bedrooms are good-sized and feature BIRs and quality carpets, with the 3rd bedroom also having its own reverse-cycle system. There's also good storage, a large family bathroom with separate loo, and ducted cooling, box air conditioner and wall gas furnace for your year-round comfort. Outdoor living is where things go up a notch, with an awesome decked alfresco area flowing from the dining space, overlooking the lovely established gardens and connecting to the end-to-end DLUG. For the bigger kids, how about drive-thru access to the brilliant 6x5m powered shed? There's still plenty of backyard space thanks to the 634m allotment, with a 2.2kw (approx) solar power unit keeping tabs on energy bills. With schools, transport and sporting facilities all close by, it makes for a compelling offering. For the intelligent investor, anticipated rent is \$530 - \$540 per week. Call now for inspection times.

- Land Area 634.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport

**TYPE:** For Sale

**INTERNET ID:** 21P9521

#### SALE DETAILS

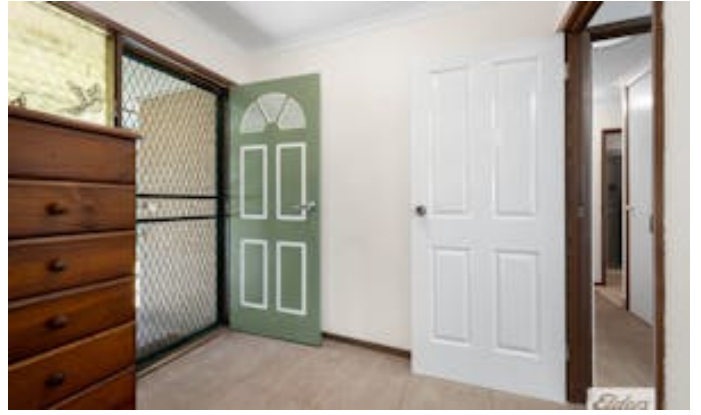
**\$549,000**

#### CONTACT DETAILS

**Albury**

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WODONGA, VIC  
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APPROX. INTERIOR LIVING AREA  
103.4 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.