



## 1/1 Skipton Court, WODONGA, VIC 3690

### Little Charmer

Tucked away in a quiet court and surrounded by everyday essentials, this charming two-bedroom unit is all about simple, comfortable living. Whether you're starting out, slowing down, or looking for a smart addition to your investment portfolio, this one just feels right from the moment you step inside.

A light and neutral palette sets a calm tone throughout, while the combined lounge and dining area offers a functional space to relax, unwind, or catch up over a meal. The kitchen sits neatly at the heart of the home, flowing easily into the living spaces. Both bedrooms include built-in robes, and the bathroom is well-appointed for easy day-to-day living.

Comfort is taken care of year-round with a reverse-cycle air conditioner, and outside you'll find a small grassed yard that offers just enough greenery without the upkeep. A single carport ensures convenient, secure parking, rounding out the home's low-maintenance appeal.

Currently tenanted until September 2026 at \$360 per week, this property also presents a solid investment opportunity with immediate returns.

**TYPE:** For Sale

**INTERNET ID:** 21P9641

**SALE DETAILS**

**\$417,000**

**CONTACT DETAILS**

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**

0407 685 580

Located moments from Bunnings, Officeworks, McDonald's, KFC, BCF and other everyday conveniences, it's a practical and well-connected choice for singles, couples, and savvy investors alike.

Easy to maintain and even easier to love - a smart move no matter your plans.

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

- Land Area 185.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single 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.