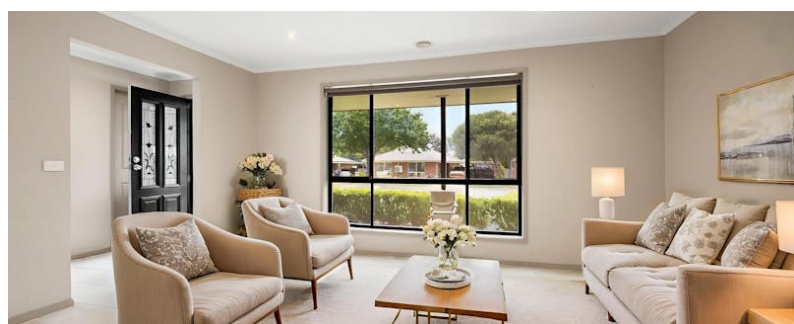




28 Birdie Street, WEST WODONGA, VIC 3690

Family Comfort With a Serious Shed Bonus

Set in a quiet, family-friendly location and within close proximity to Victory Lutheran College, Charles Sturt University, Wodonga TAFE, Park Hall Village, and convenient bus stops, this well-designed four-bedroom home offers generous living spaces, great storage, and outstanding vehicle accommodation - perfect for tradies, hobbyists, or those needing room for all the extras.

The master bedroom sits privately at the front, featuring a charming bay window, built-in robes, and a cleverly concealed ensuite tucked neatly behind robe doors. Three additional family bedrooms, two with built-in robes, ensure plenty of space for the whole household.

Two living zones provide flexibility - a comfortable front lounge, plus an open-plan kitchen, meals, and living area. The solid timber kitchen offers a gas cooktop and excellent storage, making everyday living easy and practical. A full family bathroom and a well-equipped laundry with additional cabinetry complete the interior.

Comfort is assured year-round with ducted gas heating and evaporative cooling, while the home's eaves assist with seasonal efficiency. Outside, the low-maintenance yard features quality artificial turf, allowing you more time to enjoy the space rather than

TYPE: For Sale

INTERNET ID: 21P9686

SALE DETAILS

\$739,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Jamie Maynard
0413 743 361

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.

maintain it.

Car accommodation and workspace are truly a standout. The double garage flows through to an undercover carport and entertaining area, and then onto the impressive 6.5m x 16m shed. This premium shedding includes mezzanine storage, 15-amp power, and an insulated, lined skillion - perfect for workshops, storage, hobbies, or transforming into the ultimate man cave.

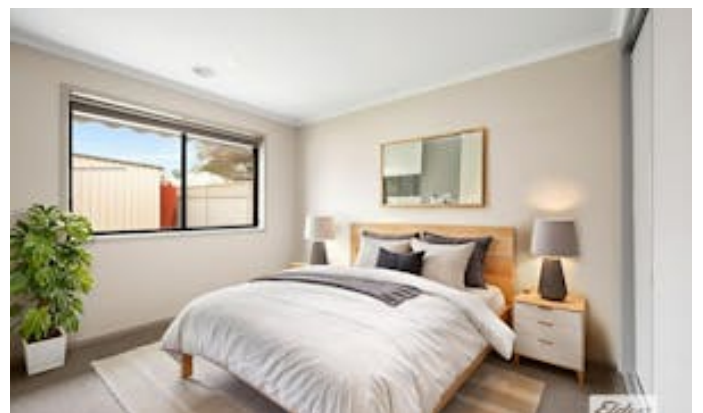
A brilliant family package with exceptional shedding, practical living, and easy-care surrounds - and all positioned close to key schools, education hubs, and amenities. Ready for its next chapter.

Council rates | Approx \$651.25 per quarter

Water rates | Approx \$130.19 + usage per quarter

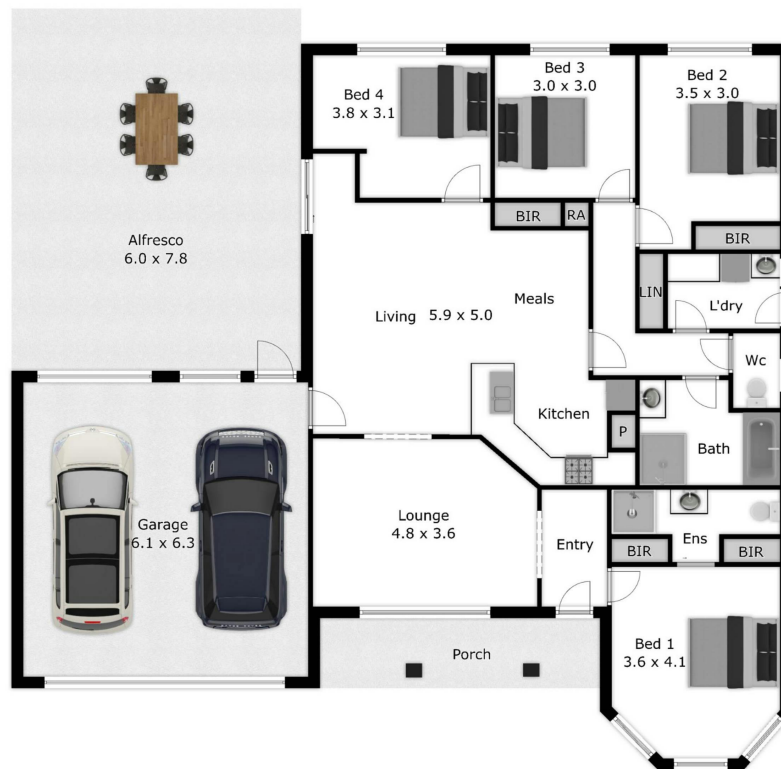
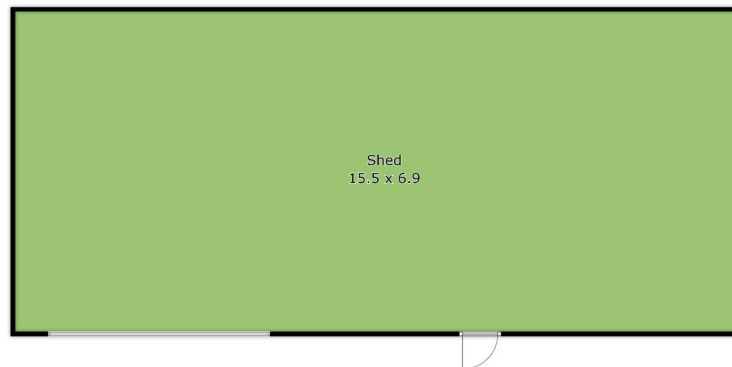
<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 658.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double garage
- 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.