



11 Sonia Court, WEST WODONGA, VIC 3690

It's That Homely Kind of Feeling

Peacefully positioned at the end of a quiet court and with direct side-yard access to a brilliant 7x7m powered shed, this lovely family home is aiming right for you first-timers, downsizers and intelligent investors. Featuring a spacious formal lounge and dining space plus an updated and well-equipped kitchen, the home then flows onto 3 generous bedrooms, all with BIRs and ceiling fans, with the master having a WIR. There's also a remodelled bathroom with oversized shower, laundry, good storage as well as a large reverse-cycle system for year-round comfort. Outdoor living is where things go up a level, firstly with the welcoming alfresco space leading from the dining area. There's also an awesome paved area with a pizza oven, and of course, that 7x7m powered shed that's just made for big boys' or big girls' toys. Thanks to the 755m allotment, there's still room for a skillion-roofed storage area adjoining the shed, ample yard space for furry companions and low maintenance gardens, plus a 6.6kw solar power system to help with those energy bills. For the intelligent investor, anticipated rent is \$540 per week. Proximity to schools and shopping, plus a single carport out front round off a very family-focused offering so call now for inspection times.

TYPE: For Sale

INTERNET ID: 21P9773

SALE DETAILS

\$635,000

CONTACT DETAILS

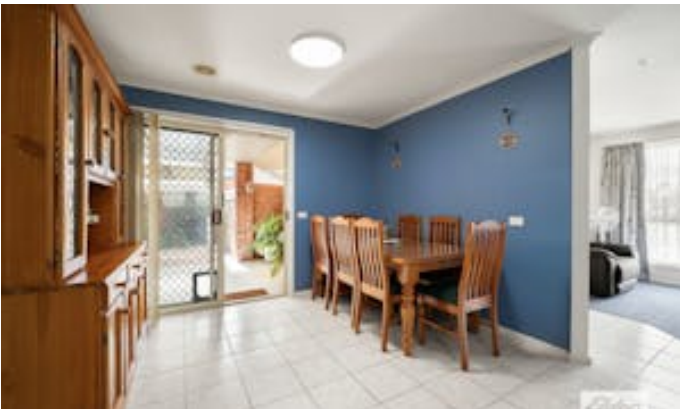
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<https://www.consumer.vic.gov.au/duediligencechecklist>

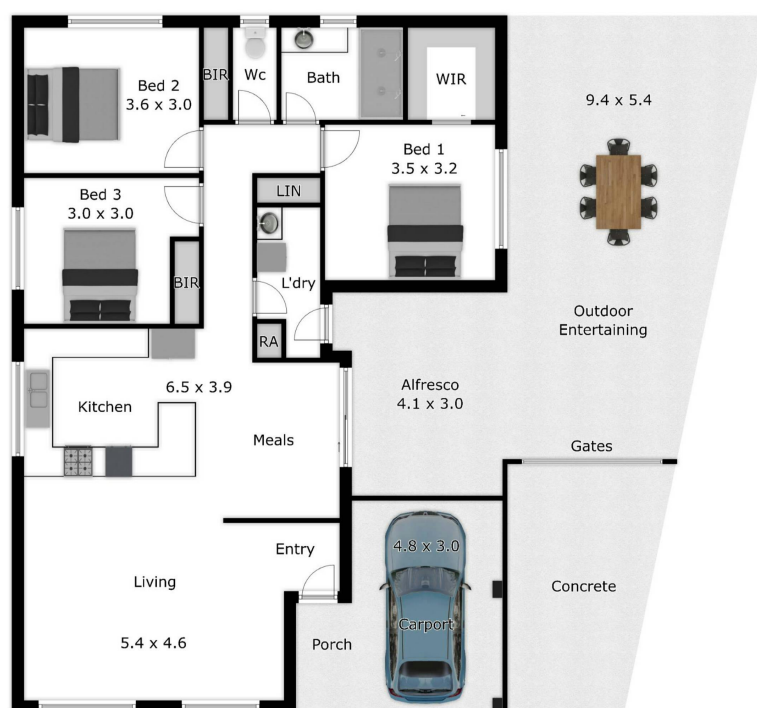
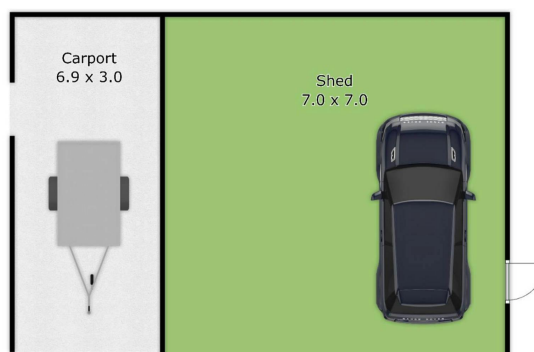
- Land Area 755.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Single carport











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.