



## 30 Dalton Avenue, WEST WODONGA, VIC 3690

### All About The Location and The Space

With a terrific position in tightly held Country Club Estate near the Wodonga Golf Course and fastidiously maintained inside and out, you and your family will have all the room you need with this warm and welcoming home. Its attractive street presence, enhanced by low maintenance gardens, beckons you through to its inviting entry foyer and onto a truly expansive formal lounge with rich, updated flooring and ornate cornices, which then flows to the intimate family and dining space, with pristine presentation all throughout. The large and well-equipped kitchen with meals area adjoins the family space and features pendant lighting and servery access to the formal lounge. All 4 bedrooms are particularly generous, with the master cleverly positioned at the opposite end of the home from the other bedrooms and offering a WIR and ensuite. There's also a family sized bathroom, ample storage, big laundry, ducted vacuuming system and ducted heating and cooling as well as a reverse-cycle unit in both the formal lounge and the 4th bedroom for your year-round comfort. Outdoor living is another highlight, with a brilliant alfresco leading from the dining space, which overlooks a calming water feature and the sparkling swimming pool â## perfect timing for summer! Courtesy of that 844m allotment, there's also a second alfresco space on the opposite side of the home that delivers another outdoor entertainment option, as well as provide heaps of room for a furry companion. Speaking of abundant space, the DLUG is genuinely oversized and presents with a workshop for you tinkerers out there, with the 5.5kw solar power system wrapping things up on a particularly family-focused offering. For the intelligent investor, anticipated rent is \$650 - \$690 per week. Call now for inspection times.

**TYPE:** For Sale

**INTERNET ID:** 21P9803

#### SALE DETAILS

**\$749,000**

#### CONTACT DETAILS

**Albury**

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WODONGA, VIC  
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**Manny Gonzalez**  
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<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 844.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage

















