



## 48D Avondale Drive, WODONGA, VIC 3690

### A Statement in Style, Space and Sophistication

Set across two impressive levels and presented in as new condition, 48D Avondale Drive delivers contemporary design, exceptional functionality, and breathtaking elevated views across the surrounding hillsides of Wodonga.

From the moment you step inside, the quality of this home is unmistakable. The luxurious master suite can only be described as a true retreat, featuring a generous walk-in robe including bench seat and underfoot shoe storage, private toilet and a stunning ensuite complete with double wall hung vanity, freestanding bath, double shower and floor-to-ceiling terrazzo tiling.

The three remaining bedrooms all offer walk-in robes with built-in cabinetry including a desk and illuminated shelving to one and a beauty station to another. These rooms are serviced by a beautifully appointed family bathroom, with the added convenience of a separate powder room and toilet.

The upper level is dedicated to living and entertaining offering generous spaces including a rumpus or theatre room, an additional lounge with study nook, and an expansive open plan kitchen and meals area. The kitchen is a home chef's dream, thoughtfully designed with stone benchtops, walk-in pantry, terrazzo tiled splashback, timber breakfast bar, integrated dishwasher, two self-cleaning electric wall ovens, gas

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**TYPE:** For Sale

**INTERNET ID:** 21P9832

#### SALE DETAILS

**\$1,490,000**

#### CONTACT DETAILS

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cooktop, under bench LED floor lighting, and a built-in drinks fridge to the island bench.

Grand ceilings reaching 4.6 metres high flow from the impressive kitchen to the main lounge, adding to the spacious and luxurious feeling this home provides.

Seamless indoor to outdoor living is achieved through the fully decked wraparound balcony with sleek glass balustrades - the perfect place to relax or entertain while enjoying the magnificent outlook.

The laundry is well-appointed offering a large benchtop with cabinetry above and below, a walk-in linen cupboard and a drying cupboard, providing excellent storage and everyday functionality.

Downstairs, spanning over 18 squares, practicality meets versatility with quad lock-up garage accommodation with remote access, an additional third toilet and basin, plus dedicated gym/ workshop spaces - ideal for tradespeople, hobbyists, or those needing room for tools, storage or extra vehicles.

Comfort is assured year-round with ducted evaporative cooling, ducted gas heating and ceiling fans. Engineered timber flooring appears in high-traffic areas and in the master bedroom, with soft carpeting to the remaining bedrooms. Matte black finishes throughout complete the home's sophisticated and modern aesthetic.

Additional features include large concrete pad on the western side of the home perfect for outdoor sports or basketball ring for the avid basketballer, side concrete parking ideal for a boat, trailer or caravan, and an overall layout that offers both flexibility and lifestyle appeal.

Stylish, spacious and exceptionally well appointed, this is a home that feels as good as it looks - offering modern living without compromise all set on 888m<sup>2</sup> (approx).

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

- Land Area 888.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage

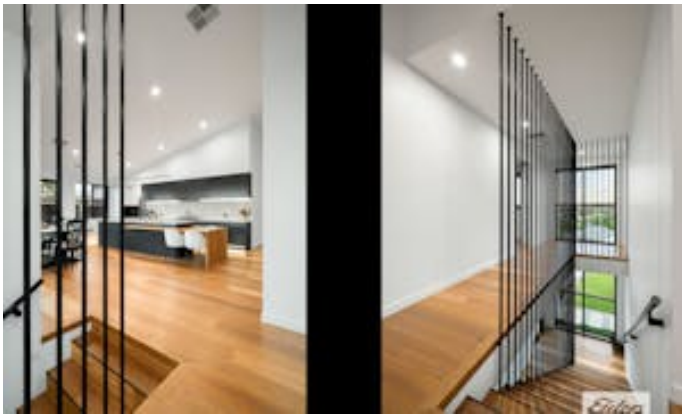












Lower



Upper



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