

## 3 Clyde Court, WODONGA, VIC 3690

A Family Favourite with Exceptional Outdoor Living & Versatile Shedding

Set behind a welcoming picket fence on 1038m<sup>2</sup>, this lovely four-bedroom home delivers comfortable family living with standout outdoor entertaining and impressive shedding - ideal for growing families, hobbyists, or those working from home.

Inside, the home offers a spacious lounge room filled with natural light, flowing through to a well-appointed kitchen and separate dining area. The kitchen is both practical and inviting, featuring an electric cooktop and oven, dishwasher, and ample storage for everyday living.

Accommodation includes four generous bedrooms, three with built-in robes, all fitted with ceiling fans. The central family bathroom is complemented by a separate toilet and a functional laundry. Year-round comfort is assured with ducted gas heating and evaporative cooling throughout the home.

Step outside and discover where this property truly shines. A pitched-roof, undercover decked alfresco with ceiling fan provides the perfect space to entertain or unwind, overlooking beautifully established tropical gardens that create a private, resort-style feel.

**TYPE:** For Sale

**INTERNET ID:** 21P9876

### SALE DETAILS

**\$645,000**

### CONTACT DETAILS

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Adding incredible flexibility is a large shed featuring a converted 5.7m x 5.8m studio - ideal as a fifth bedroom, second living area, home office, or creative space - complete with split system heating and cooling and toilet facilities. For the tinkerer or tradie, a further 9m x 6m shed offers excellent workshop or secure parking.

Vehicle accommodation is plentiful with a four-car pitched carport and convenient rear yard access to the shedding.

A versatile family home offering comfort, space, and lifestyle - all wrapped up in a beautifully established setting.

Potential Rental Return | \$580.00 per week

Council Rates | \$446.50 per quarter

Water Rates | \$123.93 plus usage per quarter

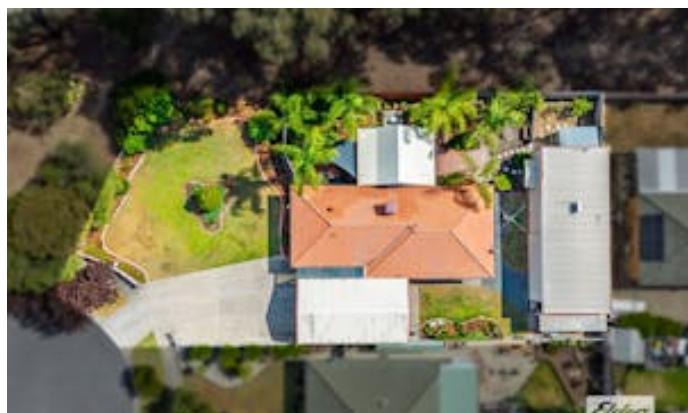
<https://www.consumer.vic.gov.au/duediligencechecklist>

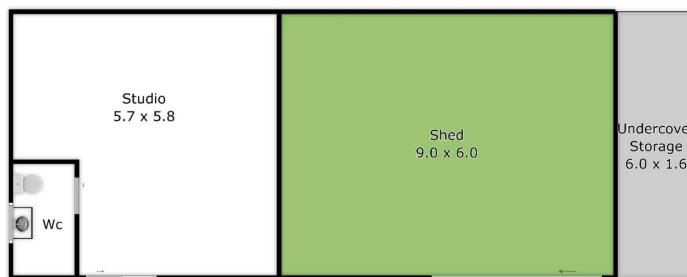
- Land Area 1,038.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- 4 car carport











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.