



## 1/350 Beechworth Road, WODONGA, VIC 3690

### An Opportunity Not To Be Missed!

Ideally positioned just moments from Wodonga's CBD, 1/350 Beechworth Road offers a rare chance to secure a generously proportioned, solidly constructed townhouse in a tightly held and highly convenient location. Built in the 1970s, this well-maintained two-storey residence showcases the enduring quality of its era while delivering a warm, welcoming atmosphere and effortless low-maintenance living.

On entry, a sun-drenched lounge immediately impresses, with a full wall of windows capturing abundant natural light and creating an inviting space for relaxation or entertaining. A striking timber staircase provides a strong architectural feature and leads to the private accommodation level above, enhanced by a skylight that draws additional light through the home. The open-plan kitchen and dining area is spacious and practical, equipped with extensive white cabinetry, ceramic cooktop, electric underbench oven and generous bench space that doubles as a casual breakfast bar, ideal for everyday living.

Double sliding doors extend the living space outdoors to a paved courtyard, offering a private and peaceful setting for alfresco dining or unwinding. Residents also enjoy access to a shared communal area complete with a BBQ, reinforcing the relaxed, community-oriented feel of the complex.

**TYPE:** For Sale

**INTERNET ID:** 21P9921

#### SALE DETAILS

**\$449,000**

#### CONTACT DETAILS

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**

0407 685 580

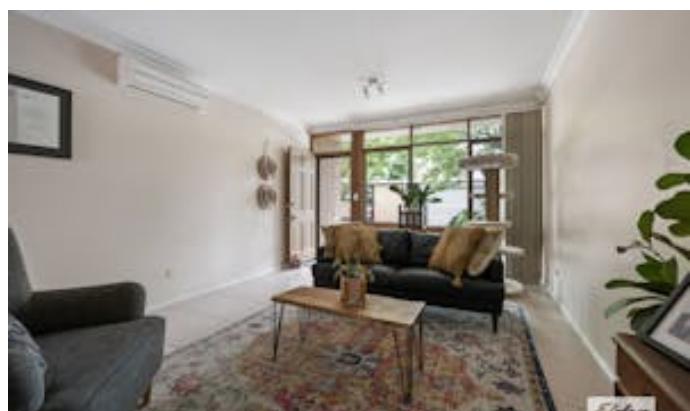
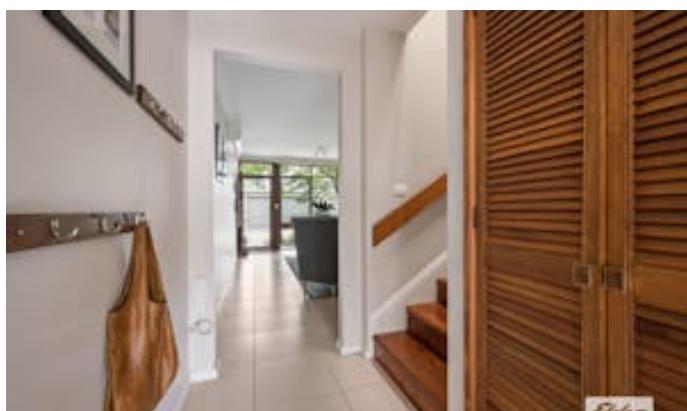
Upstairs, the master bedroom is a true retreat, complete with double-glazed windows and a private balcony set amongst the treetops, providing leafy outlooks and year-round comfort. Both bedrooms include built-in robes, while the central bathroom is well-appointed and benefits from a skylight, filling the space with natural light. A separate toilet is conveniently located off the laundry on the lower level, where an additional skylight further enhances brightness and functionality.

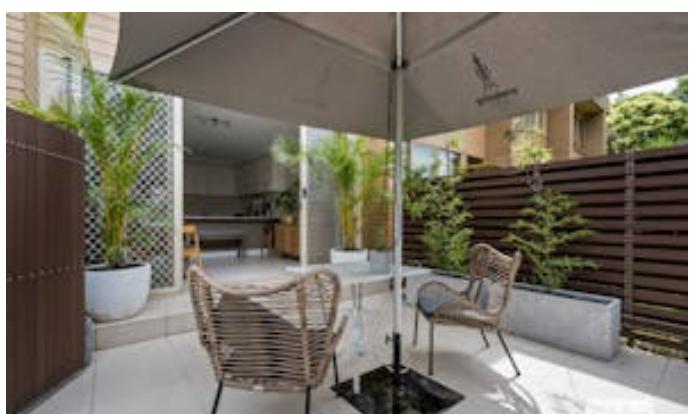
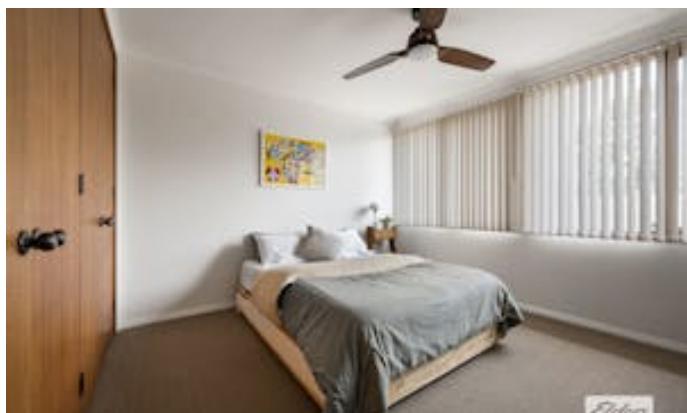
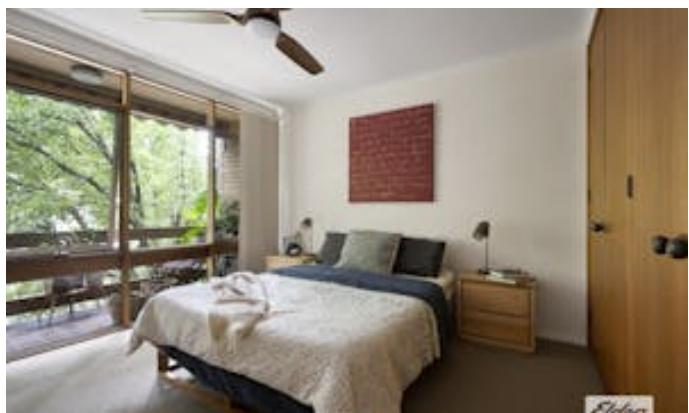
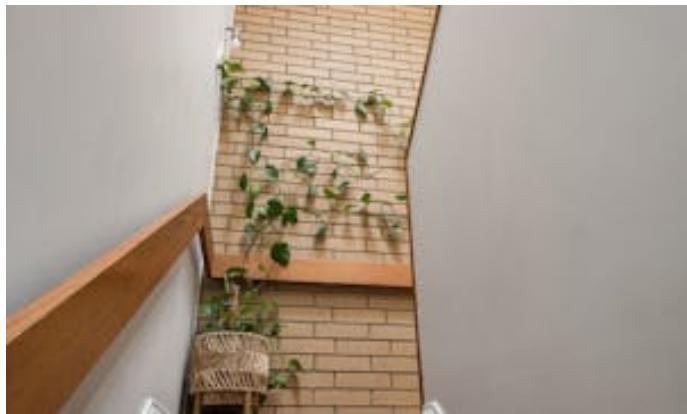
Comfort is assured throughout the seasons with split-system heating and cooling and ceiling fans. Practicality is further enhanced by a double car accommodation and an additional storage shed, providing excellent security and storage options.

Offering space, comfort and an enviable location close to the heart of Wodonga, this appealing townhouse presents an outstanding opportunity for owner-occupiers or investors alike.

Currently leased at \$390 per week until 30 May 2026.

- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Single carport









APPROX. FLOOR AREA

120.2 sq. m

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.