



## 41 Dalton Avenue, WEST WODONGA, VIC 3690

### 41 Dalton Avenue, Wodonga – Space, Comfort and Effortless Family Living

Set on a generous 811m<sup>2</sup> allotment, this beautifully presented home delivers the perfect balance of space, functionality and relaxed living in a location families love.

From the moment you arrive, the home feels welcoming and well considered. The master bedroom is positioned privately at the front of the home and features a walk-in robe and ensuite, while three additional bedrooms (or two plus a generous study) with built-in robes are serviced by a full family bathroom and separate toilet.

Two distinct living zones provide excellent flexibility. A large front lounge offers a peaceful retreat, while the rear open-plan living area becomes the heart of the home, combining dining, family space and a modern, well-appointed kitchen designed for everyday ease and effortless entertaining. The kitchen impresses with its angled island bench ideal for preparation and casual meals, pantry, large fridge space, electric wall oven, gas cooktop, dishwasher, and excellent storage throughout.

Year-round comfort is assured with ducted evaporative cooling, ducted gas heating, a wood fire in the living area and ceiling fans throughout. Timber-look flooring through the main areas adds warmth and style, complemented by tiling in wet areas.

**TYPE:** For Sale

**INTERNET ID:** 21P9974

#### SALE DETAILS

**\$825,000**

#### CONTACT DETAILS

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Step outside to enjoy a fantastic covered entertaining area overlooking low-maintenance gardens â## perfect for relaxed weekends and hosting family and friends. For those who need extra space, the property delivers in spades with a 6m x 6.5m shed complete with wood heater, an adjoining smaller shed, plus an additional storage shed off the alfresco.

Car accommodation is excellent with a double lock-up garage with remote access and direct access through to the rear pergola. A second driveway with double gate access provides ideal space for securely storing a caravan, boat or trailer. Solar panels on the roof complete the package, adding long-term efficiency.

Backing onto Felltimber Creek and a short drive to both Wodonga Golf Course and parkland, this is a well rounded home that offers space, comfort and practicality in equal measure - ready for its next chapter.

- Land Area 811.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage

















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and may not be exact.  
Interested parties are to do their due diligence  
to verify any information provided in this plan.