



## TANGAMBALANGA

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- One doesn't normally associate small towns as having unit / town house developments other than say rental flats, due to the availability of land. Tangambalanga located some 15 minutes from Wodonga is the exception to that rule. Approximately 10 years old, two free standing 3 bedroom units are on the market in a superb position. While we normally associate town houses with the older demographic this offering is the exception to the rule in that they are diagonally opposite the Kiewa Valley Consolidated school. A convenience take away shop is only a couple of hundred metres away as is the butcher, hotel and motor mechanic.

- Each unit has a spacious lounge with gas heating, good sized kitchens and of course the three bedrooms of which two have the benefit of built in robes leaving the third to be a study or maybe a guest bedroom. The strata titled units have their own back yards with good fencing while at the front North oriented properties enjoy a large area of private garden area. Tangambalanga is virtually a satellite suburb of Wodonga as it has all the facilities one needs for making life enjoyable- a sports ground, swimming pool, bowling club tennis courts and cricket ground. Of course one can't forget Coulston Park, the home of the very successful Kiewa Sandy Creek football and Netball club which caters for players of all ages right through to when you can't play anymore.

- Both of the town houses are currently let on periodic tenancies and tenants are anxious to negotiate something more long term hence they make a great bricks and mortar investments. Business pursuits elsewhere are the only motivating force for the sale of these very attractive town houses with prices reduced dramatically to \$179,000 each.

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/tangambalanga/residential/unit/5835096>