



WODONGA

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Superb uniquely designed split level home for all seasons, on elevated 1600m², overlooking 10th green and fairway at Country Club Estate.

A very peaceful and private setting with reserves at side, and to creek, at rear.

25.8sq zoned light filled internal living, flowing to 9.8sq external living options featuring alfresco dining adjoining 9 metre "rock pool, with safety beach, salt chlorinated and fully paved surrounds. Wide verandahs, and private courtyard create 35sq under roof.

Three oversize bedrooms, with upstairs 3.2sq loft and balcony, as 4th bedroom/ rumpus/ craft room, study nook or home office. King size main bedroom has en-suite, separate toilet large walk through robes, and front deck access.

Solar passive design comprises north orientated courtyard, full cross ventilation via 6 sliding window doors, double hung windows, full insulation, wide verandahs, and low energy lighting.

All seasons comfort by Breezeair evaporative cooling and 10 zone gas hydronic floor heating. Very effective and energy efficient.

Master chef kitchen overlooks pool alfresco area, with roll drawers, wall pantry, 900mm gas cooktop, extraction canopy, 8 function double oven and Asko dishwasher.

Ample storage space including built in cupboards to laundry and under stairwell store room.

Main bathroom services bedrooms 2-4 with claw foot bath, separate toilet and separate powder room/ wash basin.

Continuous Rinnai gas hot water system.

Quality fittings throughout. Ceiling heights up to 2.9m. Excellent TV reception.

4.5sq double garage sided by 2 park spaces, and extra space for cars/ caravan/ trailer, secure side/ nib fence, private stair access.

Unused building envelope space available. Priced well below replacement cost.

A comfortable, energy efficient private home for all seasons.

View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5835422>