



**wodonga real estate**  
**bestagents**



#### 4 Lloyd Street Wodonga VIC

3 2 2

Save \$9,820 on stamp duty\* when you purchase this great family home.

Close to schools and the West Wodonga shopping district, this home comprises of three great size bedrooms, main with walk in robe and ensuite, remaining two with built in robes.

Open plan kitchen and dining area with ceasar stone benchtops.

Main lounge with a divider that is great for a kids play area. Large bathroom and an extra large retreat at the rear of the home.

With double carport, ducted heating and cooling and roller shutters in a quiet location, this property is a must see.

\* If sold at \$269,000

\* Council rates are for the financial year 2016/2017

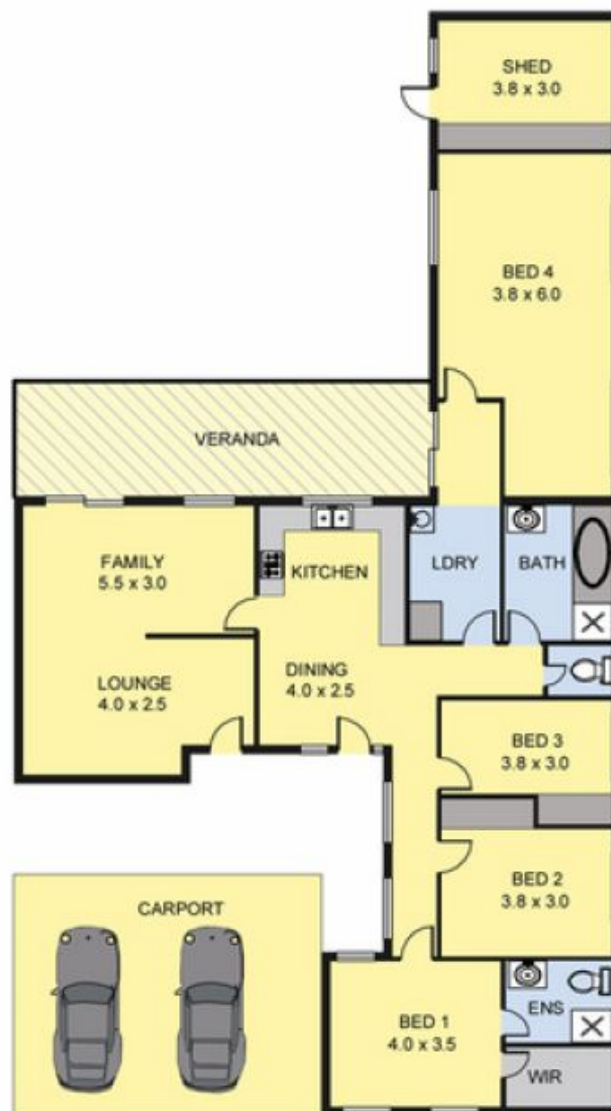
**Price** : \$ 245,000

**Land Size** : 658 sqm

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837242>



**Clinton Harvey**  
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Scale in metres. Indicative only. Dimensions are approximate.  
 All information contained herein is given in good faith and is believed to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

#### AREA

LIVING	: 175.00 sq.m(Approx)
CARPORT	: 40.00 sq.m(Approx)
VERANDAH	: 25.00 sq.m(Approx)



## 4 LLOYD