



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



### 13 Mill Street Wodonga VIC

3 2 2

Situated in walking distance to Sumsion Gardens and Wodonga's CBD, this lovely home offers modern living over two levels.

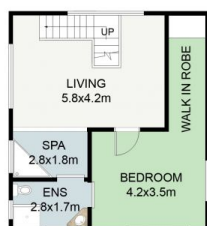
Features include:

- \* Upstairs parents retreat - Main bedroom, ensuite with spa bath plus living room
- \* Downstairs - Updated stylish kitchen with gas cook top, open plan living and dining space with new flooring
- \* Study Nook
- \* Large Rumpus - approx. 10m<sup>2</sup> (previously utilised as dance studio)
- \* Workshop/Storage/Sleep Out at rear of property which could be used to suit individual needs
- \* Split systems for heating and cooling throughout and ceiling fans
- \* Double undercover carport
- \* Low maintenance secure yard

**Price** : \$ 342,000  
**Land Size** : 598 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837713>



**Clinton Harvey**  
**0260 561 888**



FIRST FLOOR PLAN



GROUND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

13 Mill Street, Wodonga