



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



### 247 Lawrence Street Wodonga VIC

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Centrally positioned and only walking distance to Wodonga's booming CBD is this freshly updated family home. With new paint and flooring throughout this home is ready for someone to move straight in.

**Price** : \$ 245,000

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837765>

- \* Four large bedrooms plus study
- \* Front lounge room with plenty of natural light
- \* Renovated kitchen with gas cooking, dishwasher and ample cupboard and bench space
- \* Gas and wood heating plus ducted cooling for year round comfort.
- \* Modern bathroom with bath
- \* New carpet and floating floorboards throughout
- \* Colourbond shed plus double carport for car accommodation
- \* For Investors: Expected rental return of \$300-\$320 per week (6.1% return)



**Tom Sanderson**  
**0260 561 888**

<https://www.wodongarealestate.com.au>

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