



**wodonga real estate**  
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#### 14 Garnet Circuit Wodonga VIC

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Situated in a popular West Wodonga location and positioned conveniently close to schools, shops, parks and sporting facilities. This home is immaculately presented and has been recently updated and modernised with fresh paint, new flooring, new blinds and more.

- \* Three large bedrooms with built in robes
- \* Spacious lounge room with plenty of natural light
- \* Neat kitchen with dishwasher and ample cupboard and bench space
- \* Full bathroom with bath
- \* Ducted cooling and gas heating for year-round comfort
- \* Under cover pergola area, perfect for entertaining
- \* Double brick shed with power plus double carport for car accommodation/man cave
- \* 821m<sup>2</sup> (approx.) flat block
- \* For investors: Expected rental return of \$320 - \$340 per week

**Price** : \$ 305,500

**Land Size** : 821 sqm

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837799>