



**wodonga real estate  
bestagents**



### 75 Axford Boulevard Wodonga VIC

4 2 2

This 'Hampton' style home has been built with quality fixtures and fittings throughout and is only 12 months young. Conveniently located in 'White Box Rise' Estate within walking distance to Woolworths supermarket, 'Waves' swimming pool, schools, childcare, parks and walking tracks. Amazing views of surrounding hills combined with unique features such as plantation shutters, automatic roller blinds, high ceilings and granite rock piers to the façade make this property one of a kind!

- \* Four large bedrooms with mirror built in robes. Master with walk in robe and ensuite.
- \* Separate study
- \* North facing open plan living and dining plus separate lounge room with plenty of natural sunlight
- \* Amazing kitchen with stone benchtops, walk in pantry, integrated dishwasher, 900mm stainless steel oven and

**Price** : \$ 500,000  
**Land Size** : 640 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837800>



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



HEATING AND COOLING DUCTWORK (WHERE FITTED) TO BE INSTALLED IN ACCORDANCE WITH BCA 3.12.5.3

HEATING AND COOLING CEILING VENTS (WHERE FITTED) ARE TO BE MANUAL OPENING & CLOSING.

EVAP COOLER VENTS (WHERE FITTED) TO HAVE SELF CLOSING DAMPERS.

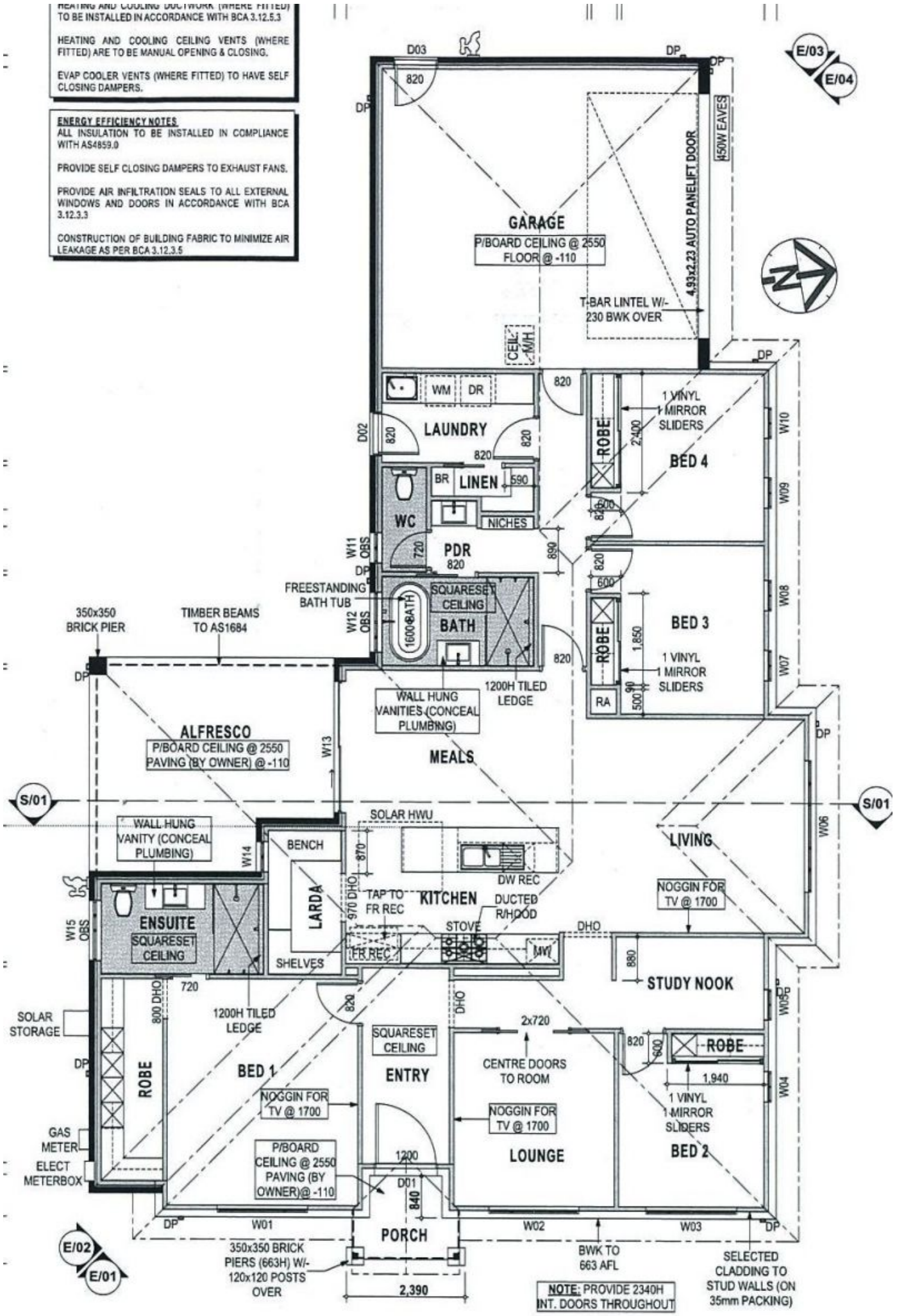
**ENERGY EFFICIENCY NOTES**

ALL INSULATION TO BE INSTALLED IN COMPLIANCE WITH AS4859.0

PROVIDE SELF CLOSING DAMPERS TO EXHAUST FANS.

PROVIDE AIR INFILTRATION SEALS TO ALL EXTERNAL WINDOWS AND DOORS IN ACCORDANCE WITH BCA 3.12.3.3

CONSTRUCTION OF BUILDING FABRIC TO MINIMIZE AIR LEAKAGE AS PER BCA 3.12.3.5



**NOTE: PROVIDE 2340H INT. DOORS THROUGHOUT**

SELECTED CLADDING TO STUD WALLS (ON 35mm PACKING)