



**wodonga real estate  
bestagents**



### 1/1 Stott Court Wodonga VIC

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Designed for ease of living with modern wants in mind this sparkling home captures the market perfectly.

The many quality features include-

Generous open living area basking with natural sunlight and character polished floorboards

Large main bedroom with en-suite, walk in robe and ceiling fan

Second bedroom accessed by near new bathroom

Comforts of gas heating and three split systems

Cosy outdoor covered entertaining area

Outdoor study/studio/multipurpose room at rear of carport

Single carport plus double lock up garage/workshop with remote

Private & secure 515m<sup>2</sup> allotment with nothing to do

Quiet court location close to Willow Park, schools, shops, transport and more

For Investors: Expected rental return of \$290- \$310 per

**Price** : \$ 290,000

**Land Size** : 515 sqm

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/unit/5904787>



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## 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.

AREA : 98.0m<sup>2</sup>  
CARPORT AND SHED : 22.14m<sup>2</sup>

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