



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

1a Clarendon Avenue, Wodonga

1A Clarendon Avenue Wodonga VIC

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Built to an absolute quality finish, this brand new home comprising 15.25 squares of living will impress with every step inside and out.

The many top level premium features include:

- *Light and spacious open plan living area with accompanied study nook
- *Gleaming kitchen with glass splashback, 900mm hot plate and oven, walk in pantry plus dishwasher
- *Master bedroom with floor to ceiling tiles in the ensuite, walk in robe
- *Comforts of gas ducted heating and evaporative cooling throughout
- *Superb large alfresco area for every occasion with natural gas point
- *Oversize double garage with panel lift remote doors and internal access
- *Side/rear yard access for trailers/boats/caravans etc.
- *Private and secure 401m² low maintenance allotment
- *For investors expected rental return \$430-\$450 per week
- *Fully complete "turn key" finish including all window furnishings, turf to front and rear yards, clothesline, antenna and mailbox
- *Outstanding location surrounded by magnificent homes and ease of access to so many facilities

Price : \$ 569,000
Land Size : 401 sqm
View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/7078810>



Clinton Harvey
0260 561 888

Note: Due for completion at approximately the end of