



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



### 13 Tourmaline Drive Wodonga VIC

4 1 1

Located within a short walk to schools, shops, transport, doctors and leisure centre this tidy home offers much more than just four bedrooms.

Some of the quality features include-

The functional kitchen and meals area adjoin the large open plan living area which then flows onto the impressive undercover outdoor deck

Polished floor boards through the living zones provide genuine warmth and character

Seasonal comforts of combustion wood heater plus large split system

Single enclosed carport plus a 5 x 6 metre powered shed

Secure low maintenance allotment of 724m<sup>2</sup>

For investors - an expected rental return of \$460 - \$500 per week

**Price** : \$ 449,000

**Land Size** : 724 sqm

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/7920585>



**Clinton Harvey**  
0260 561 888



**Silviya Saric**  
0260 561 888

## 13 Tourmaline Drive, Wodonga



This floor plan including dimensions are approximate and are for illustrative purposes only and should be used purely as a guide. No guarantee can be given to accuracy of the information contained, and interested parties should conduct their own enquires.