

For Sale - House



\$327,500

6 Norm Court, Wodonga



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POSSESSION:	Vacant	PRICE:	\$327,500
LAND SIZE:	1,100 m2	CONSTRUCTION:	Brick Veneer
BUILDER: Alatalo	AGE: Circa 1988	ROOF:	Tiles
BED 1: BIR, to bath	BED 2: Built-in-robos	BED 3: Built-in-robos	
LOUNGE & DINING:	Pergola access	TIMBER KITCHEN:	Pantry, island
FAMILY ROOM:	Pergola access	OVEN:	Elec fan forced
HEATING:	Gas log fire	COOKTOP:	Gas benchtop
COOLING:	Ducted evaporative	2-WAY BATHROOM:	Shower & bath
HOT WATER:	Gas	TOILET:	One - separate
COUNCIL RATES:	\$1,922 p.a	INSULATION:	Yes
WATER RATES:	\$475 + usage	CARS: Garage, carport,&	2 car-spaces
FUTURE RENTAL:	\$340 per wk	PERGOLAS:	Front & Rear

Check Out The Serenity

Discover this very liveable 3 bedroom home tucked away at the end of a quiet cul-de-sac. It enjoys privacy whilst providing back gate access to the greenbelt behind - which links into an extensive network of parks and cycling tracks. Internal living space includes lounge, dining, and family rooms, whilst outside there are front and rear pergolas for summer entertaining.

The timber kitchen includes a gas cooktop, wall-mounted oven, large pantry, movable island bench, and plenty of cupboards. Ducted cooling and a gas log fire will keep you comfy. All 3 bedrooms have built-in-robos, and the master has ensuite-style access to the bathroom - which is separate from the toilet. Capacity for multiple vehicles includes a carport, 2 sealed carspaces, and a garage - which could also be a workshop.

The large yard has plenty of room for kids and pets to roam around away from the road. This is the ideal place to enjoy the quiet life, yet it's within easy reach of bus stops, parks, shops, schools, the Birralees Tavern, and much more.

(Floorplan attached)

Whilst every care is taken to supply accurate information we cannot be held responsible for any incorrect information. Interested parties are encouraged to make their own enquiries.