

For Sale



\$507,500

21 Peacock Ave, Wodonga

Nigel Horne
REAL ESTATE

Rentals & Sales since 1995



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WODONGA:	21 Peacock Avenue	PRICE:	\$507,500
LAND SIZE:	795 m2	CONSTRUCTION:	Brick Veneer
BUILT:	1993	ROOF:	Tile
BR1: WIR, fan, ensuite	BED 2: BIR, fan	BED 3: BIR, fan	BED 4: BIR, fan
LIVE & DINING:	Separate rooms	KITCHEN:	Dishwasher
HEATING:	Ducted gas	WALL OVEN:	Elec fan forced
COOLING:	Ducted evaporative	BENCH COOKTOP:	Gas 4 burner
FAMILY ROOM:	Access to BBQ area	RANGEHOOD:	Canopy style
HOT WATER:	Gas	MAIN BATHROOM:	Spa Bath
TOILETS:	1 st main & 2 nd ensuite	BACKYARD ACCESS:	Large gate
DOUBLE GARAGE:	Back roller door & 2 pedestrian doors	GARDEN SHED:	Double size
CITY RATES:	\$2,227.50 pa	POTENTIAL RENTAL :	\$480 per wk
WATER RATES:	\$427 pa + usage	LARGE BBQ AREA:	Undercover

This very liveable home has plenty of space to entertain in the separate lounge, dining, and family rooms, and the large undercover barbecue area. It's been freshly painted inside and has 4 bedrooms - master with WIR and ensuite - ducted cooling & heating, ceiling fans, and a spa bath.

The galley-style kitchen includes a dishwasher, gas cooktop, and electric wall oven. The double garage includes a rear roller door, and pedestrian doors to the front and rear. A wide gate gives access to the backyard – which includes a double-size garden shed and large vegie patch. There is also an area to park a boat or caravan.

This ideal family home is in a sought-after area with nearby schools, shops, bus stops, parks, university & TAFE, golf course, and bicycle paths.

To inspect call 6025 8000 or email info@nhre.com.au

For more visit www.nhre.com.au

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



**Address: 21 Peacock Avenue
West Wodonga**

FLOOR AREA SIZES

Internal: 175 m²
 External: 95 m²
 Total: 270m²

PROPERTY DETAILS

- 4 Bed
- 2 Bath
- 2 Car