

For Sale



3/9 Page Court, West Wodonga

\$375,000



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POSSESSION:	Tenanted or Vacant	BLOCK:	3 units
LAND SIZE:	261 m2	CONSTRUCTION:	Brick veneer
ZONE:	General Residential	ROOF:	Tile
AGE:	1986	BR1: BIR, ceiling fan	BR2: BIR, ceiling fan
			BR3: BIR, ceiling fan
LIVING AREA:	Lounge & Dining	BENCH COOKTOP:	Gas 4-burner
HEATING:	Gas Wall Furnace	OVEN:	Gas
COOLING:	Ducted evaporative	BATHROOM:	Shower & bath
HOT WATER:	Mains gas	TOILET:	One
CITY RATES:	\$1,055.60 year	WATER RATES:	\$513.76 year + usage
LAND TAX:	\$975 year		
RENT:	\$370-390 week	SINGLE GARAGE:	Manual roller door
STRATA FEES:	\$1,865 year	STRATA PLAN:	SP 024482R

Triple Treat - 3BR Unit

Being located at the end of a cul-de-sac provides peace and quiet, whilst neighbourhood shops, bus stops, and parks nearby provide access to services. A third bedroom provides that extra space so often needed. Year-round comfort is provided by ducted cooling, gas heating, and ceiling fans. The stylish kitchen includes a dishwasher, gas cooker, wine rack, and adjacent dining area. All 3 bedrooms have built-in-robos, ceiling fans, and outside awnings. The toilet is separate from the bathroom. Outside there is a shady pergola and garden beds. Vehicle parking includes a single garage, and 2nd car-space which has approval for a carport. The tenant currently pays \$370pw - and that can increase in 2025. Owner-occupation is also possible because the lease is on a periodic basis. If you want an investment property - or to owner occupy - this unit is worth considering.

Inspection By Appointment – call 02 6025 8000 or email info@nhre.com.au. For more see www.nhre.com.au

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.