



6 Murray Way WODONGA VIC

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Quality built by Southern Vales Homes one year ago, this home has all the features a family could wish for. Inclusions Include:

View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5835555>

- * Tiled family room, lounge and entertainment room plus study
- * Open design, stylish modern kitchen with top quality cupboards, huge walk in pantry ,SMEG oven and dishwasher, superior quality fittings throughout
- * Alfresco area for entertaining
- * Ducted gas heating and ducted evaporative cooling
- * Quality window furnishings, floor tiles and carpet
- * Low maintenance, established drought resistant garden, 100% weedmat to front and back gardens (Turf can be installed if required)
- * 4500 litre rain water tank for garden and toilets, rainbird automatic watering system, solar hot water
- * Double garage with remote, internal and rear access
- * New home includes a 6 year warranty from construction
- * Expected rental return of \$400 to \$420 per week

Price guide - \$335,000 to \$365,000, a genuine bargain below replacement cost