



**12 Butterworth Place Wodonga VIC**

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Tucked away in a quiet, yet ever so convenient location, this beautifully presented brick veneer property offers a great opportunity for the first home buyer or those looking to downsize.

The home features three bedrooms all with built-in robes, spacious lounge with high pitched ceiling, modern kitchen with gas cooking electric oven, adjacent separate meals area with gas heating and evaporative cooling assuring you of year round comfort.

On the outside you'll find a large paved undercover outdoor living area, perfect for entertaining friends and family, tandem carport and large shed complete with pot belly stove and loads of shelving and benches. Located within close proximity to Wodonga Homemaker Centre, Bunnings Complex and the Bandiana Link this beautifully presented

**Land Size** : 648 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5835875>