



**1 Batt Avenue Wodonga VIC**

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This neat weatherboard cottage will delight the first home buyer or investor. This home has been well loved and is situated in a prime location within walking distance to Wodonga's beautiful Sumsion Gardens. Featuring

- \* Three bedrooms all with free standing robes
- \* North facing lounge with gas heating
- \* Air conditioning
- \* Separate dining room
- \* Updated kitchen with new gas cooker
- \* Entertain outdoors within the beautiful fernery area
- \* Single lock up garage or workshop for the handyman

This home won't last long - phone now for your personal inspection.

**Price** : \$ 245,500  
**Land Size** : 565 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5836247>