



**17 Innisbrook Avenue Wodonga VIC**

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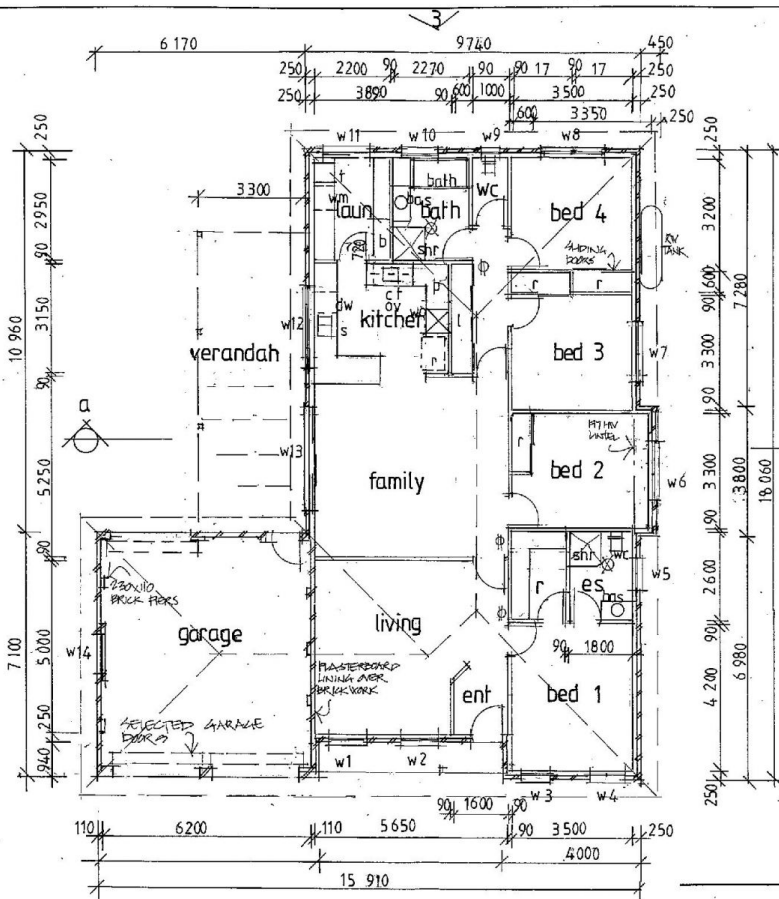
Presentation is absolutely first class at this amazing family home perfect for new owners instantly. The many polished features include-

- \* Well positioned gloss entertainers kitchen with corner pantry and dishwasher
- \* North facing formal lounge, separate tiled family/kitchen/meals area
- \* Main bedroom with en-suite and walk in robe, remaining 3 double bedrooms with built in robes
- \* Comforts of ducted gas heating & evaporative cooling
- \* The great outdoors serviced well by the 11 metre shady pergola
- \* Oversize remote double garage with rear access
- \* Private low maintenance 604m<sup>2</sup> yard
- \* Built in October 2007 by Luka Marinic
- \* Very popular Country Club address

**Price** : \$ 357,000  
**Land Size** : 604 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5836291>



**Clinton Harvey**  
0260 561 888



**WINDOW SCHEDULE**  
 ALL GLAZING TO AS 1288  
 Sizes subject to particular manufacturer  
 SG SINGLE GLAZING  
 DG DOUBLE GLAZING  
 CP COMFORT PLUS GLASS  
 S SLIDING SASH  
 DH DOUBLE HUNG SASH  
 O OBSCURE GLASS  
 AW AWNING SASH  
 F FIXED GLASS

W	Height nom	Width nom	Requirements
1	2000	1210	SG S
2	2000	1210	SG S
3	2000	910	SG S
4	2000	910	SG S
5	900	910	SG S O
6	1500	1810	SG S
7	1500	1810	SG S
8	1500	1810	SG S
9	900	610	SG S O
10	900	910	SG S O
11	2100	1510	SG Sliding Door
12	1000	2410	SG S
13	2000	3010	SG S
14	900	910	SG S

**FLOOR PLAN**  
 floor area res 175 m<sup>2</sup>  
 (18.6 sqs)  
 gar 45 m<sup>2</sup>  
 (4.8 sqs)

Φ SMOKE DETECTOR  
 X ESCAPE ROUTE

**PROPOSED RESIDENCE**  
 Site Address: Lot 412 Innisbrook Avenue, Wodonga  
 Date: Nov 2006  
 Scale: 1:100  
 Dwg No. 3051 / 2