



**9 Nilmar Avenue Wodonga VIC**

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Located within sight of the Iconic Water Tower we are thrilled to be offering this well maintained "One Owner" Weatherboard home.

Tastefully decorated, neat and clean with lovely gardens, enclosed third bedroom/ sewing room and sunroom, more than adequate car accommodation, this home represents a wonderful chance to secure a property that offers opportunity of immediate rental return or prime development site S.T.C.A or perfect home to retire into.

Within walking distance of the shopping centre, banks & post office, civic offices, restaurants and five churches.

For investors - expected rental return of \$235 - \$250 per week

**Price** : \$ 234,000  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5836323>