



**44 Dalton Avenue Wodonga VIC**

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Situated in West Wodonga and set amongst other quality homes is this spacious brick residence. Built on an 811m<sup>2</sup> approx block, this home is perfectly suited for families, with plenty of room for the kids to run around and play.

- \* Four well sized bedrooms, main with ensuite and walk in robe
- \* Open plan living plus second Lounge room with bay window
- \* Neat kitchen with gas cooking, dishwasher and ample cupboard and bench space
- \* Ducted heating and cooling for year-round comfort control
- \* 811m<sup>2</sup> established flat block with fantastic side access
- \* Pitched pergola with stamped concrete
- \* Over-sized double garage

**Price** : \$ 358,000  
**Land Size** : 811 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837045>



**Tom Sanderson**  
0260 561 888



Scale in metres. Indicative only. Dimensions are approximate.  
 All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

AREA	
LIVING	: 160.00 sq.m(Approx)
GARAGE/PERGOLA	: 80.00 sq.m(Approx)
<b>TOTAL</b>	<b>: 240.00 sq.m(Approx)</b>



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