



### 3 Bowser Court Wodonga VIC

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Set amongst other quality built homes in the highly sought after 'Cambourne Park' Estate is this magnificent family home. Backing onto the reserve, it is only a short stroll to some of Wodonga's best walking tracks.

- \* Four large bedrooms with built in robes, main with walk in robe and ensuite
- \* Open plan dining and living plus second large lounge
- \* Loads of natural light
- \* Timber kitchen with gas cooking, wall oven, corner pantry, dishwasher and ample cupboard and bench space
- \* Ducted heating and cooling for year-round comfort
- \* Established landscaping on approximately 1077m<sup>2</sup>
- \* Side access and rear access, perfect for the boat and trailer
- \* Expected rental return of \$390-\$400 per week

**Price** : \$ 372,500  
**Land Size** : 1077 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837050>

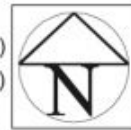


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Scale in metres. Indicative only. Dimensions are approximate.  
 All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

AREA	
LIVING	: 167.00 sq.m(Approx)
GARAGE	: 38.44 sq.m(Approx)
ENTRY/PATIO	: 40.00 sq.m(Approx)



## 3 BOWSER CT