



**14 Prague Avenue Wodonga VIC**

3 1 3

A superb outdoor entertaining area and big 634m<sup>2</sup> backyard combine for here for many great times. Featuring plenty of potential the features include-  
Spotless gas kitchen with water point to fridge  
Three good size bedrooms all with built in robes  
Comforts of gas ducted heating and evaporative cooling throughout  
Double carport plus single carport in rear yard, power to garden shed/workshop  
The pitched paved pergola includes brick barbecue and power  
For investors expected rental return of \$260-280 per week.  
Walk to High street, schools/transport & freeway access all very handy

**Price** : \$ 245,000  
**Land Size** : 634 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837215>



**Clinton Harvey**  
**0260 561 888**



Scale in metres. Indicated 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	: 95.00 sq.m (Approx)
CARPORT/ENTRY	: 85.00 sq.m (Approx)
SHED	: 10.00 sq.m (Approx)



14 PRAGUE AVE