



**wodonga real estate  
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#### 44 Menzies Street Wodonga VIC

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Situated in the sought after Federation Park Estate with views of Fed Hill, this lovely home provides your very own backyard oasis.

Featuring neutral tones throughout with updated flooring and central kitchen, this property boasts abundant space. All four bedrooms are complete with built in robes, with the large main bedroom offering a walk in robe and en-suite. Ducted cooling and gas wall furnaces in both living zones will ensure all year round comfort which is a must throughout our extreme seasons.

The large formal lounge is accompanied by a good size dining space, which overlooks the picturesque landscaped yard. Also offered is the family living area, which leads out to the undercover outdoor pergola with wood fire, that provides a great space for entertaining family and friends.

The generous 932m<sup>2</sup> block offers plenty of room for the kids and furry friends to enjoy, plus the double lockup

**Price** : \$ 360,000

**Land Size** : 932 sqm

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837364>

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