



**37 Klim Street Wodonga VIC**

3 2 3

This lovingly cared for family home is immaculately presented. Timber look flooring throughout, vaulted ceilings with skylights in the kitchen bringing in the natural light, oversized walk in pantry, 900mm oven and cooktop.

Master bedroom with window seat, large custom-built walk through robe including sock draws to ensuite comprising a large shower and double vanity. Remaining two bedrooms with built in robes serviced by a spacious bathroom. Separate study for the kids homework, home office, or relax and read a book on the window bench seat.

Entertain family and friends under the large alfresco overlooking spacious, low maintenance rear yard with sprinkler system. Triple car garage with rear roller door and double side gates for rear access for the boat, caravan or trailer. 16 Solar panels.

Exercise will take on a new meaning when you can breathe the fresh air along the Estate's 1.6km looped walkway. This

**Price** : \$ 420,000

**Land Size** : 766 sqm

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837443>



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

37 Klim Street, Riverside Estate