



2/31 Melrose Drive Wodonga VIC

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With only three units on the block this brick property not only offers an affordable price but a neat home or investment that is close to shops, schools, medical facilities, sporting facilities, the freeway and more.

- * Two big bedrooms with built in robes
- * Large lounge room with gas heating
- * Functional kitchen and bathroom
- * Secure backyard
- * Carport

Currently rented to a long-term tenant (20 plus years) for \$140 per week on a month to month agreement. Current market rental would be approximately \$170 - \$180 per week. (approx 6.3% return)

* Council rates are for the 2017/2018 financial year

Price : \$ 145,000
Land Size : 143 sqm
View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/unit/5837462>



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FLOOR PLAN

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 inquiries must be directed to the agent, vendor or party representing this floor plan.

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