



### 9 Hales Court Wodonga VIC

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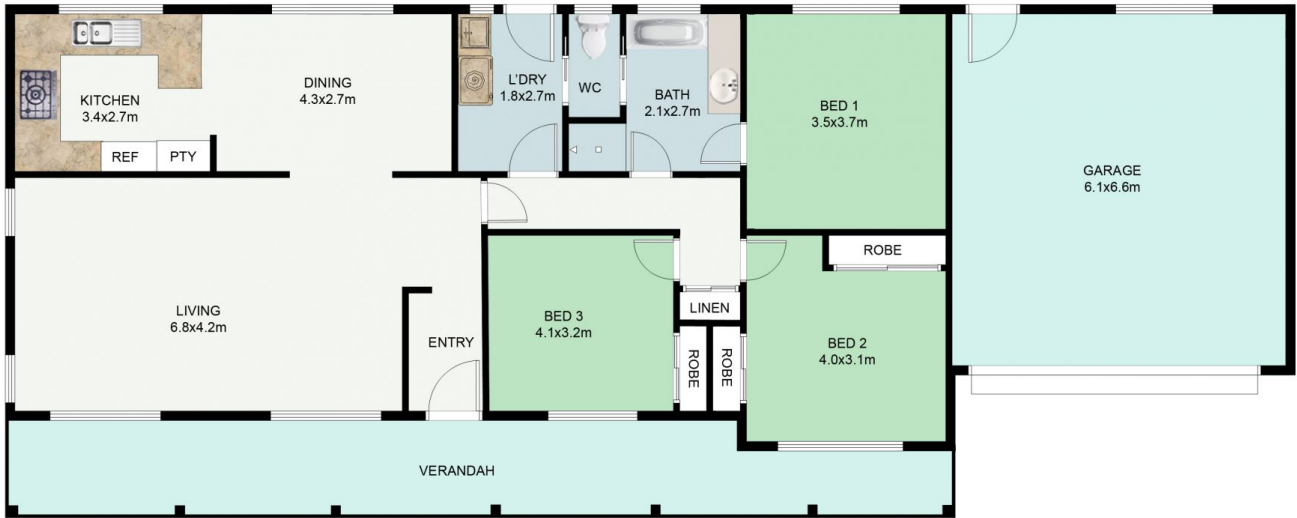
Tucked away in a quiet court location in the popular West Wodonga is this neat and tidy brick home. Close to the Wodonga Golf Course, schools, bus stop, shops, freeway and so much more!

- \* Three large bedrooms with built in robes
- \* Spacious lounge room with loads of natural light
- \* Timber kitchen with gas cooking and ample cupboard and bench space
- \* 2-way bathroom with bath
- \* Ducted cooling and gas heating for year-round comfort
- \* Double lock up garage and side access for caravan
- \* Low maintenance 596m<sup>2</sup> approx block
- \* Expected rental return of \$280 - \$300 per week
- \* Council rates are for the 2017/2018 financial year

**Price** : \$ 265,000  
**Land Size** : 596 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837505>



**Tom Sanderson**  
**0260 561 888**



TOTAL FLOOR AREA :131.40m<sup>2</sup>

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.

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