



**41 Dartnell Crescent Wodonga VIC**

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Built with a superior quality finish that cannot be faulted is this sparkling brand new home offering 3.5 metre side access for the trailer/boat/caravan.

The many attractive features include-

Two spacious living areas of formal lounge and tiled family room

Polished kitchen with 900mm hot plate and oven, walk in pantry, dishwasher

Master bedroom with double vanity to en-suite, walk in robe

Superb north facing alfresco for every occasion

Comforts of gas ducted heating and evaporative cooling throughout

Extra long double garage with remote and internal access

570m<sup>2</sup> allotment with nothing to do, turn key finish

For investors expected rental return of \$420-440 per week

Terrific location close to schools, parks, shops, transport, Wodonga pool and more

**Price** : \$ 445,000

**Land Size** : 570 sqm

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/5837823>



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



FLOOR PLAN

Floor Area	
Dwelling:	169.45m <sup>2</sup>
Garage:	40.69m <sup>2</sup>
Porch:	9.12m <sup>2</sup>
Outdoor:	25.99m <sup>2</sup>
Area:	245.25m <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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