



13 Batt Avenue Wodonga VIC

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Within a very short stroll to the forever beautiful Sumsion Gardens, thriving Junction Place, High Street and the Wodonga Plaza this prime central location spoils you with the growing riches of Wodonga at your fingertips. Comprising a flat allotment of 723m² approx with a 18.5 metre frontage the property offers an astute developer multiple options or the ideal landscape for those wanting to build their dream home.

The modest but neat home features two bedrooms, all gas kitchen, light filled lounge with gas heater and split system and for investors an expected rental return of \$280 - \$300 per week.

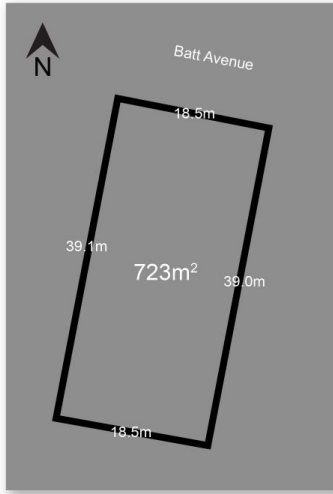
At the true heart of Central Wodonga this magnificent opportunity is not to be missed.

As per Statement of Information - Price Guide \$455,000 - \$500,000.

Price : \$ 496,700
Land Size : 723 sqm
View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/6971392>



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This floor plan including dimensions are approximate and are for illustrative purposes only and should be used purely as a guide. No guarantee can be given to accuracy of the information contained, and interested parties should conduct their own enquires.