



**wodonga real estate  
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**11 Bells Flat Road Yackandandah VIC**

**3** **1**

As per Statement of Information - Price Guide \$480,000 - \$520,000

**Land Size** : 1017 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/yackandandah/residential/house/7209566>

Featuring genuine character inside and out this quirky three bedroom home offers a unique personality unlike any typical traditional home.

Centrally set amongst high quality homes you can walk down the street with ease to all conveniences. Comprising an electric high gloss kitchen with pine benches, a huge lounge/living space with an intricate roof line, comforts of combustion wood heating and large split system, plus a 1,017m<sup>2</sup> allotment with uncapped views.

An affordable opportunity in this outstanding township this home presents unlimited potential for the beholder.

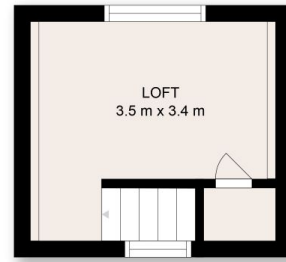


**Clinton Harvey**  
**0260 561 888**



FLOOR 1

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.



FLOOR 2

11 Bells Flat Road  
Yackandandah

