



**17 Emery Court Wodonga VIC**

3 2 3

Designed with a massive outdoor entertaining area and accompanied tiled family room/bar room, this home is a genuine entertainer boasting a bounty of features.

- Many of the quality appointments include-
- Three bedrooms with built in robes, main with ensuite and split system
- Large L-shape lounge dining with sunlit bay window and split system
- Galley style laminate kitchen with gas hot plates and dishwasher
- Comforts of gas ducted heating and evaporative cooling throughout
- Three car accommodation of double garage plus enclosed secure carport
- Secure low maintenance 685m<sup>2</sup> allotment
- For investors expected rental return of \$500 - \$530 per

**Price** : \$475,000  
**Land Size** : 685 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/residential/house/8076618>



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



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.