



**394 Lawrence Street West Wodonga VIC**

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Welcome to 394 Lawrence Street, where comfort and convenience intertwine to create the ideal living space for downsizing or investment. This charming brick veneer home offers a contemporary feel, making it the epitome of modern living standing wholly on its own title.

The interior is thoughtfully designed, offering a perfect blend of style and functionality. The two well-appointed bedrooms provide ample space for your needs, whether it's hosting guests or creating a peaceful sanctuary to unwind.

But that's not all - the true highlight of this gem is its rear yard, strategically facing north to capture the warmth of the sun throughout the day. The result? A picturesque setting for your private oasis - a tranquil alfresco area where you can soak up the sun or entertain loved ones all year round.

What sets this property apart is its incredible investment potential. Currently leased at \$365 per week until February 2024, it already guarantees a steady income stream for the savvy investor.

For those considering downsizing, it's a haven of comfort with low-maintenance living. As an investment opportunity, it presents a lucrative prospect, thanks to its desirable location and charming appeal.

Don't miss your chance to make this delightful home yours.

**Price** : \$ 392,000  
**Land Size** : 747 sqm  
**View** : <https://www.brianphegan.com.au/sale/vic/north-eastern/west-wodonga/residential/house/7663916>



**Brian Phegan**  
02 6040 7173