



6 Roycroft Street, BARANDUDA, VIC 3691

Quality, Comfort & Location - This One Ticks Every Box

Positioned in the ever-popular Baranduda Estate, this stylish three-year-old home delivers the perfect blend of modern comfort, functional design, and low-maintenance living-ideal for families, first home buyers, or savvy investors.

Set on a 578m² allotment, the home showcases a thoughtful floorplan with four generous bedrooms and two separate living zones, offering flexibility for growing families or those who love to entertain. The master suite is privately positioned to the rear of the home, and features a walk-in robe and sleek ensuite complete with timber-look vanity, while the remaining bedrooms are serviced by a full family bathroom.

At the heart of the home, the crisp neutral kitchen is both practical and on-trend, boasting a walk-in pantry, dishwasher, and a 900mm freestanding gas oven-perfect for those who enjoy cooking and entertaining. The open plan living and dining zone flows seamlessly to the undercover alfresco area, creating an inviting space for year-round gatherings.

Stylish VJ panel feature walls add warmth and character, while ceiling fans, ducted evaporative cooling, and ducted gas heating ensure comfort in every season.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 21P10137

SALE DETAILS

\$795,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Jamie Maynard
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Outdoors, the home continues to impress with neatly established lawns and a low-maintenance yard, providing the perfect balance of space and ease.

Located in a thriving and family-friendly community, close to schools, parks, and local amenities, this home is move-in ready and offers a lifestyle of convenience and comfort.

Council Rates | \$678.70 per quarter

Water Rates | \$141.55 plus usage per quarter

Potential Rental Return \$650 - \$680 per week.

- Land Area 578.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









Please note: This plan has been generated for advertising only and may not be exact. Interested parties are to do their due diligence to verify any information provided in this plan.