



29 Kingston Road, BARANDUDA, VIC 3691

A Rare Acreage Offering - Grand Proportions, Endless Possibilities

Crafted as the builder's own residence, this home delivers a seamless balance of sophistication and relaxed family living, finished to an exceptional standard throughout on 10 glorious acres.

From the moment you arrive, the statement entry sets the tone-an impressive foyer framed by a striking front door with feature LED lighting. Inside, high ceilings, ornate cornices, ceiling roses and picture rails create a sense of timeless elegance, while quality carpets and updated window furnishings bring a contemporary edge.

Privately positioned, the master suite is a standout, complete with a walk-in robe and a spacious ensuite. Set just off the master is a light filled formal lounge or private boudoir with stunning custom bookshelf and ladder. Split system heating and cooling for comfort. The remaining three bedrooms each feature walk-in robes, while a flexible fifth bedroom or study includes split system heating and cooling plus built-in shelves and storage-ideal for growing families or those working from home. The family bathroom is thoughtfully designed with a separate toilet and powder room, and the oversized laundry offers exceptional storage.

At the heart of the home, the open plan living and dining domain is bathed in natural

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TYPE: For Sale

INTERNET ID: 21P10185

SALE DETAILS

\$1,500,000-\$1,600,000

CONTACT DETAILS

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light, with expansive windows framing garden views from every angle. The kitchen is both functional and striking, showcasing a substantial island bench, granite benchtops, 900mm freestanding oven, dishwasher and abundant storage-perfectly designed for everyday living and effortless entertaining.

Step outside and the lifestyle continues. The all-weather entertaining zone is a standout, complete with louvred windows, vaulted pine ceilings, a combustion wood fire, ceiling fans and a fully equipped kitchenette-an inviting space to host year-round.

Comfort is assured with dual ducted evaporative cooling systems, zoned gas heating and the added convenience of ducted vacuuming.

Set amongst beautifully landscaped gardens, the property is wrapped by a sweeping verandah, enhancing both its charm and liveability. A double lock-up garage with internal access is complemented by a substantial 7.5m x 12m shed with three-phase power, plus its own toilet, shower and kitchenette-ideal for trades, hobbies or additional workspace.

Set up for both relaxed living and rural functionality, the property delivers a well-considered outdoor environment with the house yard securely enclosed-ideal for children and pets. Beyond, three paddocks provide flexibility for hobby farming or lifestyle use, with two fully fenced.

Irrigation is in place to support the grounds, complemented by a water tank for added efficiency. The home is also fitted with a 5kW solar system, helping to reduce energy costs while embracing sustainable living.

Enjoy the convenience of town water, gas, and power connections, along with septic sewerage-offering the perfect balance of country freedom and everyday practicality.

Positioned in a quiet, sealed no-through road just 6km from Wodonga, this is a complete lifestyle property where every detail has been considered-simply move in and enjoy.

Council rates \$1373.05 per quarter

Water rates \$94.84 + usage per quarter

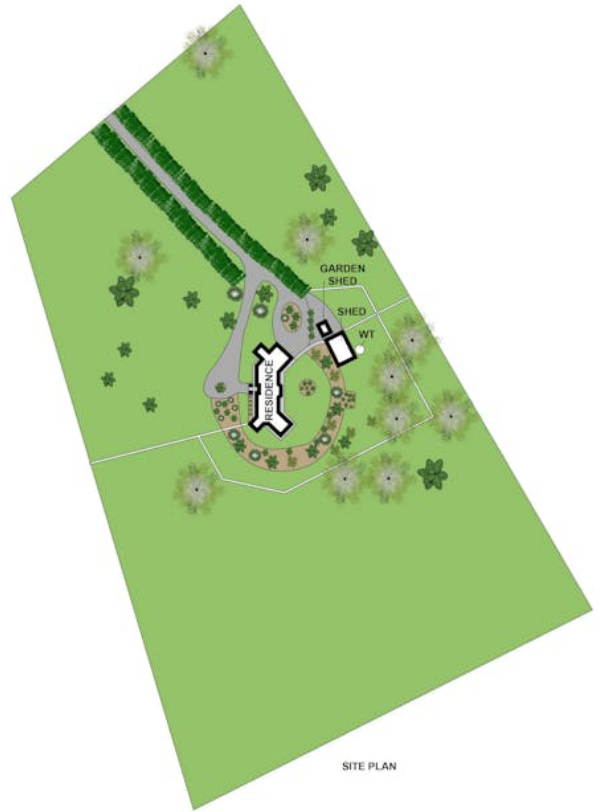
- Land Area 10 acres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 4











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