



778 Kiewa Valley Highway, BARANDUDA, VIC 3691

Timeless Character Meets Country Lifestyle on Approx. 7 Acres

Set against a picturesque rural backdrop just a short drive from Wodonga, this charming Californian Bungalow delivers the kind of lifestyle many dream about where character, space and country serenity come together effortlessly on approximately 7 acres.

Rich in original charm, the home showcases many of the beautiful period features sought after from this era including ornate cornices, ceiling roses, picture rails, sash windows, 9' ceilings and a lovely feature fireplace to the front lounge room. Thoughtfully refreshed with new carpets and modern timber look flooring throughout, the home offers warmth, comfort and endless potential to further enhance over time.

The spacious front lounge provides a welcoming place to relax, complete with a gas heater inset into the original fireplace, while the country style kitchen retains its authentic appeal with original cabinetry, upright cooker and wood heater inset into the open fireplace. With room for a dining table this space provides a welcoming farmhouse feel together with a practical everyday layout, while the rear sunroom offers flexibility as a sitting room, home office or quiet retreat overlooking the gardens.

Accommodation includes three bedrooms serviced by a centrally located family

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TYPE: For Sale

INTERNET ID: 21P10219

SALE DETAILS

\$889,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Dean Star

0407 685 580

bathroom featuring a charming pedestal basin in keeping with the home's character.

Outside, the lifestyle appeal continues with established cottage gardens and mature trees creating a peaceful setting around the home, while the surrounding acreage provides excellent grazing land suited to horses, hobby farming or running a small number of cattle. Whether you are looking for room for the kids to roam, space for animals or the opportunity to generate additional income through agistment, this property offers versatility in a truly scenic setting.

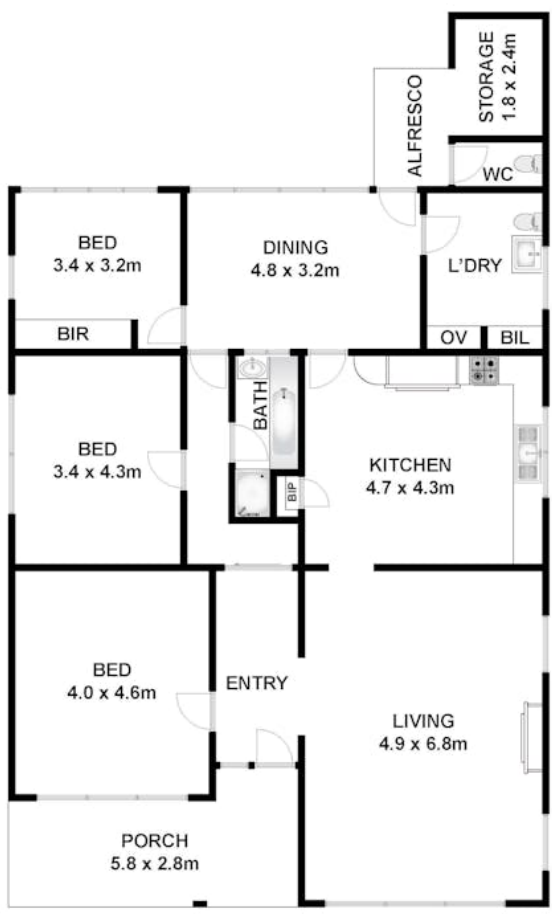
Additional improvements include a single lock-up garage with adjoining 7.2m x 3.5m shed, while heating and cooling options include wood heating, gas heating and split systems to both the lounge and kitchen for year-round comfort.

Offering the perfect balance of country living and everyday convenience, this is a wonderful opportunity to secure a character-filled lifestyle property within easy reach of Albury-Wodonga.

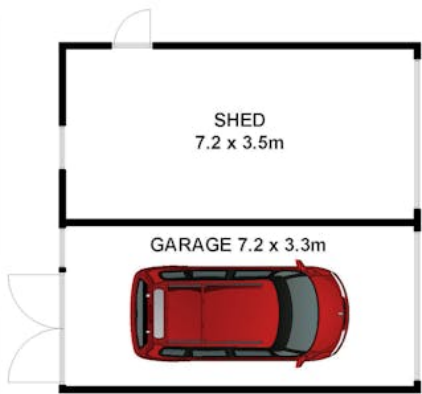
- Land Area 7 acres
- Bedrooms: 3
- Bathrooms: 1
- Single garage



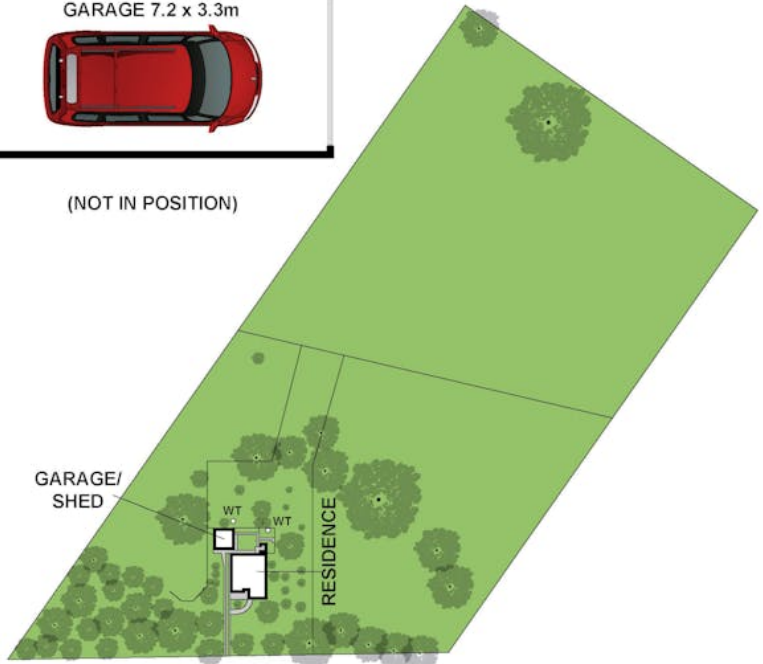




GROUND FLOOR



(NOT IN POSITION)



SITE PLAN

Whilst bvr.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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