



## 14 Sage Court, BARANDUDA, VIC 3691

### Easy Living Across Two Levels

Positioned in a convenient and family-friendly Baranduda location, this well-presented two-level home delivers low maintenance living with a practical floorplan, multiple outdoor spaces and everyday comfort, all within easy reach of local amenities.

Designed with flexibility in mind, the home offers three bedrooms across two levels, making it an ideal option for first home buyers, investors or those seeking an easy-care lifestyle. The main bedroom is thoughtfully positioned downstairs and features a built-in robe along with a private ensuite, while upstairs accommodates two further bedrooms with built-in robes, including one with its own private balcony. A full family bathroom services the upper level with ease.

The welcoming front lounge flows seamlessly through to the kitchen and adjoining meals area, creating a relaxed and functional living environment. The kitchen is equipped with a gas cooktop, electric underbench oven, dishwasher, pantry, generous fridge space and room for breakfast bar seating, making it both practical and inviting for everyday living.

Sliding doors extend the living space outdoors to a covered rear alfresco area, providing the perfect setting for entertaining friends or simply enjoying a quiet morning

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:** 21P10224

#### SALE DETAILS

**\$699,000**

#### CONTACT DETAILS

**Albury**

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**Dean Star**

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coffee. A small front courtyard further enhances the low maintenance appeal of the home.

Comfort is assured year-round with a split system heating and cooling unit to the lounge along with ceiling fans to all bedrooms. Additional features include timber-look flooring through the kitchen and dining area, carpets to the lounge and bedrooms, tiling to wet areas and a single lock-up garage with remote access.

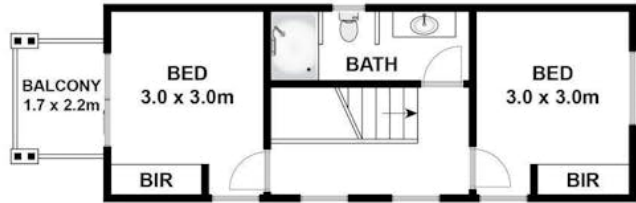
Set on an approximately 299m<sup>2</sup> allotment, the location offers exceptional convenience with local IGA, schools, childcare, parks, sporting fields, walking tracks and the Waves Aquatic Centre all nearby, while Wodonga CBD remains only a short commute away.

An excellent opportunity for owner occupiers and investors alike, with an anticipated rental return of approximately \$550 - \$570 per week.

- Land Area 299.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage







Whilst [bwrn.com.au](http://bwrn.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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