

## 15 Both Street, LENEVA, VIC 3691

### Modern Comfort Meets Thoughtful Design

Positioned in a growing and family friendly pocket of Leneva, this beautifully presented home offers a seamless blend of modern style, practical design, and low maintenance living.

From the moment you step inside, the home feels light, fresh and inviting, with a neutral palette, warm timber-look flooring and an abundance of natural light enhancing the sense of space. Designed for effortless everyday living, the open plan kitchen, meals and family area forms the heart of the home, flowing seamlessly out to the covered alfresco-perfect for relaxed entertaining or enjoying a quiet afternoon outdoors.

The kitchen is both stylish and functional, featuring an induction cooktop, quality appliances, soft-close cabinetry, excellent storage and plumbing to the fridge. Every detail has been considered to ensure ease of living, whether you're preparing meals or hosting guests.

Accommodation is well planned, with four bedrooms in total. The master suite is privately positioned and complete with its own ensuite, while the remaining bedrooms are fitted with ceiling fans and serviced by a central bathroom, complemented by the convenience of a separate powder room. A handy study nook adds flexibility, ideal for

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**TYPE:** For Sale

**INTERNET ID:** 21P10312

**SALE DETAILS**

**\$759,000**

**CONTACT DETAILS**

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**

0407 685 580

those working from home or needing a dedicated space for study.

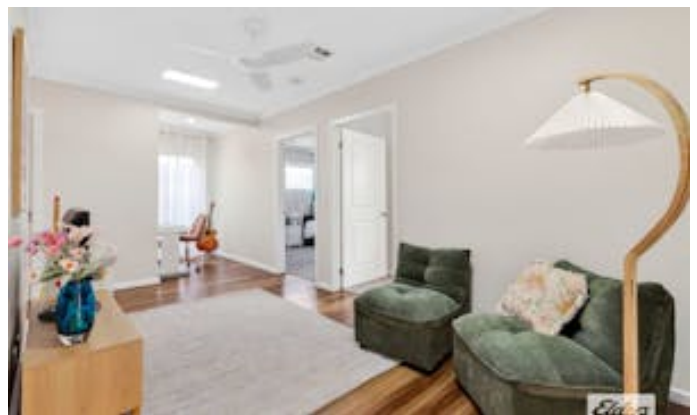
Comfort is assured year round with Panasonic refrigerated heating and cooling, while the home's fully electric design, including a heat pump hot water system, double glazing to all windows and a substantial 8.8kw solar system with 15kw converter provides an energy-efficient lifestyle.

Outside, the low maintenance yard pairs perfectly with the covered alfresco, creating an easy care outdoor space to enjoy without the upkeep. A double lock-up garage with remote access and extra roller door height adds further practicality, catering to a range of vehicles and storage needs.

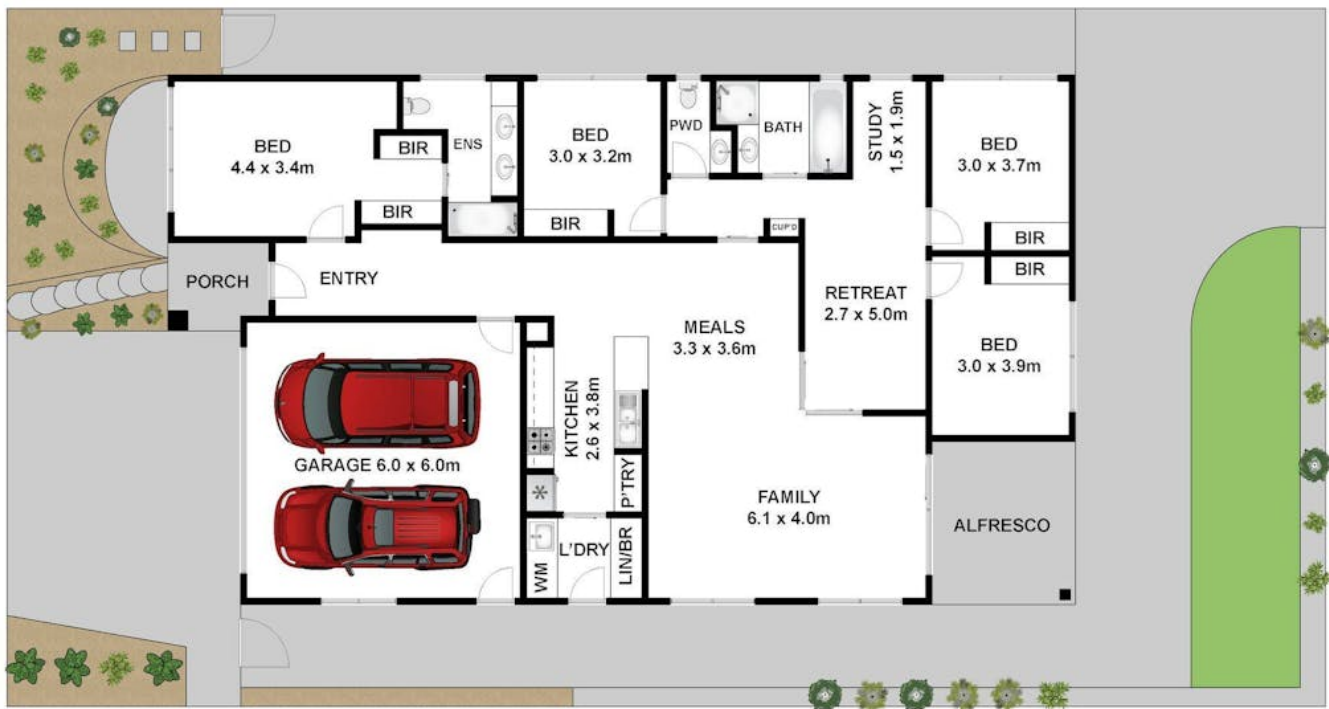
Additional features include 2550mm ceiling heights, a recessed entry ceiling, soft-close finishes throughout, data points to TV areas, tree lined views to reserve at the front of the home and a modern cladded facade that enhances street appeal.

A fantastic opportunity for families, first home buyers or investors alike, this home delivers comfort, efficiency and contemporary living in one smart package all set on an easy to care for 381m<sup>2</sup>.

- Land Area 381.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double 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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