



## 36 Bradbury Lane, BARANDUDA, VIC 3691

### Contemporary Comfort Meets Low-Maintenance Living

Positioned in the ever-popular Baranduda Estate, this near-new home delivers the perfect blend of modern comfort, functional design and low-maintenance living, ideal for families, downsizers or savvy investors alike.

Thoughtfully designed, the home comprises four generous bedrooms, with the master suite privately positioned and complete with a walk-in robe and well-appointed ensuite. The remaining bedrooms are fitted with built-in robes and are serviced by a full family bathroom, ensuring space and convenience for the whole household.

At the heart of the home lies a spacious open plan kitchen, meals and living zone, designed for both everyday living and effortless entertaining. The stylish kitchen features a 900mm freestanding gas oven, island bench and a walk-in pantry, offering both practicality and modern appeal.

A separate theatre room provides the perfect second living space - ideal for movie nights, a kids' retreat or a quiet escape.

Comfort is assured year-round with ducted gas heating and evaporative cooling, while ample storage throughout the home adds to its functionality.

Set on a fully fenced, low-maintenance 462m<sup>2</sup> allotment, the property offers a secure and easy-care lifestyle with minimal upkeep required.

A fantastic opportunity to secure a quality near-new home in a sought-after location, ready to move in and enjoy.

**TYPE:** Sold

**INTERNET ID:** 21P10326

#### SALE DETAILS

**\$729,000**

#### CONTACT DETAILS

**Albury**

140 High Street  
WODONGA, VIC  
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**Jamie Maynard**  
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Council Rates |

Water Rates | + Usage

Potential Rental Return \$650.00 per week

- Land Area 462.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage