

## 10 Bradbury Lane, BARANDUDA, VIC 3691

### Modern Living in Baranduda

Offering both comfort and ease of living nestled in a newly established Baranduda Estate, 10 Bradbury Lane provides a low maintenance option great for executives, downsizers, retirees and investors.

Situated a short drive from the new IGA, local schools, Aquatic Centre and local parks and walking tracks, this home offers the perfect blend of convenience and tranquility. And if you ever miss the hustle and bustle or need to commute for work, Albury Wodonga is just a short drive away!

Boasting 3 spacious bedrooms, the master suite is a sanctuary of its own. With a lovely ensuite and a walk-through robe, you'll have all the space you need to in absolute privacy. The remaining two bedrooms, located to the rear of the home feature built-in robes providing ample space for storage.

The open-plan living area, seamlessly integrates with a modern kitchen, designed for the home chef who loves to entertain. With the modern appliances including the large stand alone cooker with gas cooktop & electric oven, dishwasher and rangehood, accented by lovely pendant lighting.

**TYPE:** Sold

**INTERNET ID:** 21P8256

#### SALE DETAILS

**\$539,000**

#### CONTACT DETAILS

**Albury**  
140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**  
0407 685 580

The family bathroom, complete with a bath, vanity, and shower together with the laundry with further storage complete the internal layout of the home.

Comfort is assured with ducted evaporative cooling & ducted gas heating with the home further enhanced with modern look timber flooring, a flood of natural light throughout.

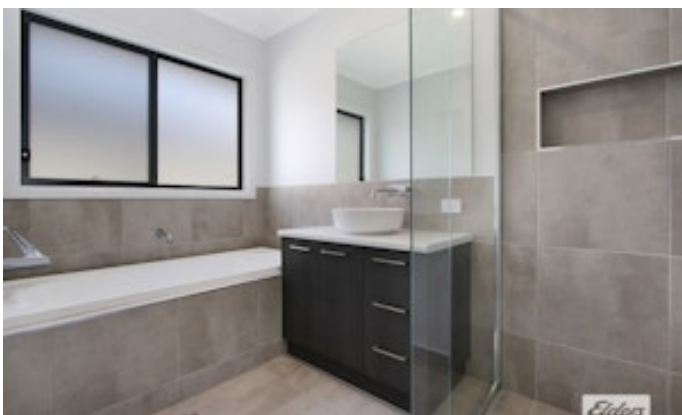
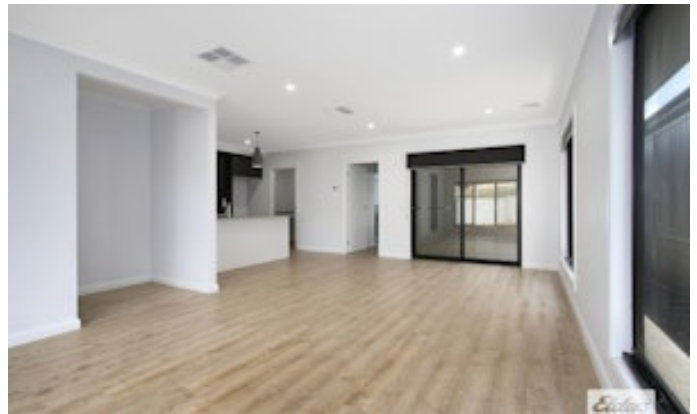
With a host of indoor features the home also offers a covered alfresco area, perfect for Sunday brunches or late-night chats while the rear-loading double lock-up garage ensures that your cars are safe, secure, and out of sight. Plus, the unique setting with no street access adding an extra layer of peace and privacy.

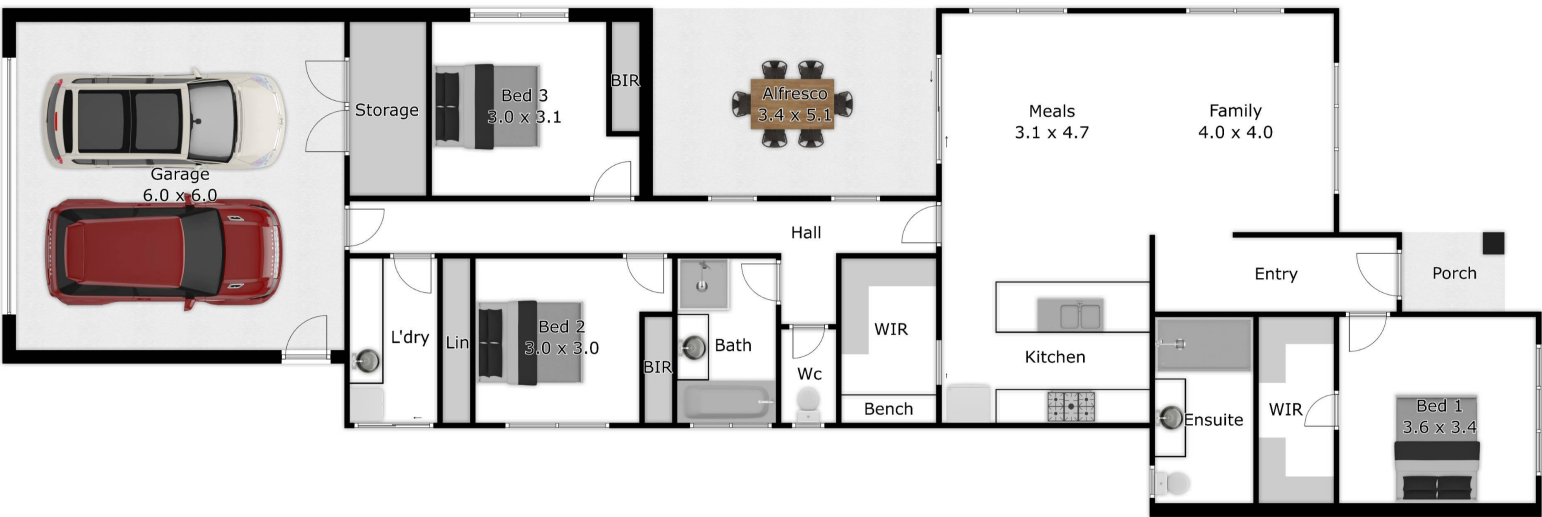
Whether you're an executive looking for a peaceful retreat, a downsizer wanting to simplify life, or a retiree seeking a community vibe, this home checks all the boxes.

Currently in lease until August 2024 at \$510 per week.

<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 346.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage





APPROX. INTERIOR LIVING AREA  
133.9 sq. m  
Measurements are an approximate guide only  
Not to scale  
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