



56 Bullington Way, BARANDUDA, VIC 3691

Luxury, Five-Star Amenities & Five Pristine Acres

Perfectly positioned amid the rolling green surrounds of one of the region's most exclusive lifestyle pockets, this breathtaking custom-designed B&H Built residence redefines prestige rural living. Completed in 2018 and set on a manicured five-acre parcel, this is a home that effortlessly blends timeless elegance with bespoke finishes and modern indulgence.

From the very first glance, the commanding facade, wide entryway and elegant landscaping set the tone for the sophistication within. A cleverly appointed, versatile space from the front door offers an exceptional opportunity for a home-based business, consulting suite or creative studio-suiting a variety of professional or lifestyle needs.

Step into the formal lounge, then flow seamlessly into the expansive open-plan living, kitchen and dining domain - an entertainer's dream, with floor-to-ceiling sheers, soaring ceilings, and ambient lighting. Comfort is assured year-round with ducted heating and cooling plus ceiling fans throughout the home. The designer kitchen is the heart of the home, showcasing stone benchtops, custom 2Pak cabinetry, premium Smeg 900mm freestanding oven, built-in convection microwave, and a true butler's pantry with dishwasher and abundant storage.

TYPE: For Sale

INTERNET ID: 21P9230

SALE DETAILS

\$2,500,000

CONTACT DETAILS

Albury

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The living space is anchored by a stunning gas log fireplace, while sliding doors reveal an expansive undercover alfresco with a pitched roof, zip-track blinds and garden views - the ideal setting for hosting in any season.

Beyond, your private resort awaits: a solar-heated, self-cleaning inground pool with a shaded relaxation zone, and an indulgent spa that takes entertaining and everyday luxury to an entirely new level. Poolside toilet facilities ensure effortless comfort for guests.

Accommodation is exceptional and includes:

A palatial master wing with fitted walk-in robe, luxe ensuite with twin vanities, and a private parents' lounge

Second bedroom with built-in robe, perfect for younger children

Third bedroom with its own private ensuite, built-in robe and direct outdoor access - ideal for guests or mature family members

Fourth bedroom with walk-in robe, set beside a generous retreat/rumpus

Opulent family bathroom with stone finishes, walk-in shower, plus separate powder room

Oversized laundry with custom drying racks, ample cabinetry and bench space

Equally impressive are the property's external inclusions:

A 3-phase powered 20m x 10m shed with mezzanine, toilet facilities, wood fire, and remote roller door

6m x 10m high-clearance carport - ideal for caravan, boat, or float storage

Fully fenced land - perfect for children, pets, or future equine pursuits

Additional premium features include:

7.1 x 9.1m Remote double lockup garage with internal access.

Double-glazed windows throughout

Five toilets across the residence and outbuildings

12.6kW solar power system

Town water, town sewerage, and natural gas

10,000 gallon water tank with pump

Established landscaping and generous lawn areas

This exceptional lifestyle property is a rare offering - a statement of craftsmanship and comfort, where luxury meets rural serenity in every detail. Designed for those who value privacy, quality, and space, this is country living without compromise.

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

* The agent believes after conducting due diligence using price finder as a database reference there are no comparable properties to this home.

- Land Area 5 acres
- Bedrooms: 4
- Bathrooms: 3
- Double garage
- Double carport









