



## 23 Phalaris Lane, BUNDALONG, VIC 3730

STANDALONE 3 BEDROOM RESIDENCE PLUS SEPARATE 2 BEDROOM BUNGALOW.

Situated along the beautiful tree lined street of "Phalaris Lane" in the popular water sporting township of Bundalong stands this low maintenance property boasting two dwellings adding huge appeal for family living and the prudent investor to capitalise on the bullish holiday rental market.

**Principal residence:** Three bedrooms, family bathroom, open plan kitchen / meals and living area with pitched ceiling, ducted evaporative cooling, split system air conditioner and wood fire.

**Bungalow:** Two bedrooms (one comprising of shower / vanity and BIR), large living space, kitchenette, evap cooling and gas log fire.

Additional features include steel shed / workshop, compact outdoor sitting area, River water allocation for irrigation purposes and ample off street parking to accommodate large boats and cars.

Now is your opportunity to secure a unique package in one of the most rapidly growing market places in the North East of Victoria at a price that won't break the budget.

Other features: Carpeted, Heating, Kitchenette, Toilet Facilities

**TYPE:** For Sale

**INTERNET ID:** 300P108361

**SALE DETAILS**

**\$690,000**

**CONTACT DETAILS**

**Elders Real Estate  
Yarrawonga**  
48 Belmore Street  
Yarrawonga, VIC  
03 5743 9500

**Xavier Leslie**  
0409 324 037

- Land Area 702.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 6
- Single carport
- Ensuite



