



## 10 Bailey Street, BUNDALONG, VIC 3730

### PRIME RIVER FRONTAGE IN BUNDALONG!

Standing proudly in one of Bundalong's most prestigious tree-lined streets at the junction of the Murray and Ovens Rivers stands this highly prized waterfront property providing a lifestyle like no other. This is single level living at its finest, with a layout that includes timber kitchen, dining, living and separate guest room, all capturing stunning River views.

The floor plan is incredibly versatile and will suit a wide range of buyers, from multi-generational families with kids and grandparents, to retirees.

#### KEY NOTES / PROPERTY HIGHLIGHTS:

- \* Three bedrooms (Master with ENS).
- \* Renovated family bathroom and ensuite.
- \* Timber kitchen opening to meals and split-level living room boasting vaulted ceiling with exposed timber beams.
- \* Guest room comprising bar, lounge, bedding, fireplace and split system air conditioner.

**TYPE:** For Sale

**INTERNET ID:** 300P174193

#### SALE DETAILS

**\$2,750,000**

#### CONTACT DETAILS

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

**Xavier Leslie**  
0409 324 037

\* Evaporative cooling throughout and open fireplace and split system air conditioner in principal living area.

\* Front, rear and side verandah providing protection for the summer months.

\* Brick courtyard / outdoor entertaining area with woodfire pizza oven.

\* 9m Jetty.

\* Steel garage / workshop with ample room in the front yard to store boats / Vans.

A great opportunity awaits you for fishing, boating, camping and swimming from your own back yard accessing two of Australia's greatest rivers.

Other features: Carpeted, Exhaust, Kitchenette, Openable Windows, River Views, Toilet Facilities, Water Front

- Land Area 961.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Single carport
- Ensuite







