



35 Graham Avenue, BUNDALONG, VIC 3730

Holiday-Ready Living in Prime Bundalong Location – Graham Avenue Gem.

Set in the heart of Bundalong's most sought-after street, Graham Avenue, this four-bedroom, two-bathroom brick veneer residence is the ultimate lifestyle or investment opportunity. Positioned on a low-maintenance allotment with desirable side access for a small boat or trailer, this home is perfectly geared toward holiday makers, savvy investors or those seeking a relaxed waterside lifestyle.

Designed for comfort and entertaining, the home boasts two generous living areas of which the principal living zone flows effortlessly to the covered outdoor entertaining space.

Climate comfort is assured year-round with ducted evaporative cooling, ducted gas heating, and the charm of a wood fire. The well-appointed kitchen and functional layout make hosting family and friends a breeze.

Additional features include:

- * Oversized double lock-up garage with internal access.
- * Fully irrigated, low-maintenance yard.

TYPE: For Sale

INTERNET ID: 300P178304

SALE DETAILS

\$765,000

CONTACT DETAILS

**Elders Real Estate
Yarrawonga**

48 Belmore Street
Yarrawonga, VIC
03 5743 9500

Xavier Leslie
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- * Side access for boat/trailer storage.
- * Covered alfresco area perfect for summer BBQ'S.
- * Quiet, prestige street just moments from the water.

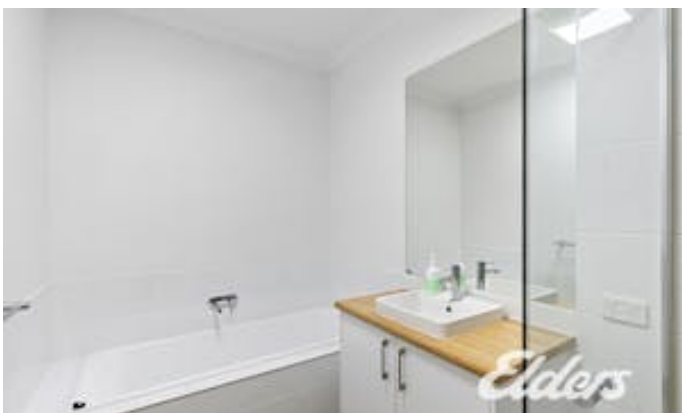
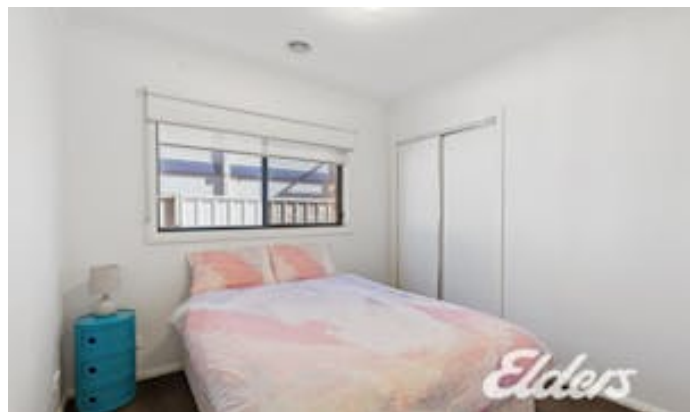
Located just minutes from the boat ramps and the banks of the Murray and Ovens Rivers, this property offers all the essentials for the perfect Bundalong getaway or solid holiday rental investment.

Priced to sell - don't miss your chance to secure a premium address in this ever-popular watersport haven.

Other features: Carpeted, Exhaust, Heating, Openable Windows, Roller Door Access

- Land Area 557.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite







35 GRAHAM AVENUE, BUNDALONG



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