

**20 HOWARDS ROAD, Baranduda, Vic 3691**



**Sold House**

Tuesday, 12 March 2024

20 HOWARDS ROAD, Baranduda, Vic 3691

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 4502 m2**

**Type: House**



John Currell

0407290969

## Contact agent

Set on a generous 4,502m<sup>2</sup> allotment and featuring four bedrooms plus study and three bathrooms, this is certainly a family home. With picturesque views over the extensive gardens and sparkling inground pool, enjoy a semi rural lifestyle in a discreet and private location. The master bedroom offers plenty of robe space and ensuite with all other bedrooms having built in robes. The family bathroom is conveniently located amongst the bedrooms with an additional shower and toilet off the extensive laundry for quick access from outdoors. Two living areas allow the family room to move with the formal lounge and dining featuring floor to ceiling windows drenching the rooms in natural sunlight and a Coonara wood heater to cosy up to on the chilly winter days. Centrally located within the home, the kitchen and casual living create the hub of the home and provide access to the covered patio and swimming pool. The remainder of the home is climate controlled with a split system heating and cooling unit, nobo panel heaters and ceiling fans. To maximise the efficiency of the home, a 6.6 kw solar system has been installed to assist in reducing your energy costs. Spend your summers with evening swims in the twinkling tiled swimming pool that is solar heated and enjoy gatherings with your friends and family in the grapevine covered patio. The grounds are glorious and offer ample space for kids to run and play whilst there is plenty of room should you like to build shedding or park a caravan. The double garage and double carport are ready to accommodate your vehicles with an additional double carport to the side for when the kids come home! Conveniently located only a 10 minute drive from CBD Wodonga, "Old Baranduda" is an exclusive and tightly held Estate and the opportunity to secure an address is rare and highly desirable. We look forward to your inspection and enquiry.

Notes: Block: 4,502m<sup>2</sup> Solar: 6.6kw system Council Rates: \$2,528.80 p/a Water Rates: \$105.51p/q Disclaimer: at sell/buy/rent we make every attempt to ensure that all information provided about the property is accurate and honest with information provided from our vendor, legal representation and other information sources. Therefore we cannot accept any responsibility for its true accuracy and advise all of our clients to seek independent advice prior to proceeding with any property transaction.