

22 Batt Avenue, Wodonga, Vic 3690



House For Sale

Tuesday, 14 May 2024

22 Batt Avenue, Wodonga, Vic 3690

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1586 m2

Type: House



Tiago Neves
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Auction onsite and online, unless sold prior

22 Batt Avenue is on the market for only the third time in a century, combining the grandeur of its historical essence with the convenience of modern living. Nestled on a sprawling 1586m² landscaped garden, this meticulously maintained red brick marvel pays tribute to its architectural roots with the property's striking exterior complemented by a matching red brick fence and elegant timber-framed windows. This home features three spacious bedrooms, each equipped with built-in robes, including a master suite that offers substantial storage and enhanced comfort with ceiling fans. The residence includes two elegantly designed bathrooms, boasting full baths and showers, perfect for both indulgent relaxation and everyday practicality. Living spaces in the home are a blend of formal elegance and cozy informality, each accented with open wood fires and exquisite details such as leadlight windows, an original chandelier, and a rose ceiling, making every corner a testament to craftsmanship and care. The kitchen stands as the heart of the home, designed to delight culinary enthusiasts with a 900mm stove, dishwasher, and European laundry, surrounded by polished timber floorboards, lofty 3m ceilings, and ornate cornices that speak to the home's quality and attention to detail. Year-round comfort is ensured with ducted heating and evaporative cooling, complemented by quality window coverings, fixtures, and fittings that enhance the interior's elegance. Entertainment and relaxation extend outdoors to a private deck surrounded by Sumsion Gardens, offering a serene retreat for gatherings amidst a tapestry of native flora that promises beauty with every season. Additional features of this property truly elevate it to a league of its own. The 4-bay shed, workshop/studio, and original shed provide ample space for storage, hobbies, or potential business ventures. Meanwhile, the charming, converted horse stable poised to become an exquisite wine cellar presents a unique opportunity. The property is also equipped with modern amenities including approximately 30,000L of water storage, an 8kw solar system, a controlled automatic sprinkler system via your mobile phone, and solar electric gates, blending sustainability with convenience. Situated in a coveted part of Wodonga, this home not only provides easy access to local amenities and attractions but stands as a sanctuary that marries the timeless appeal of yesteryears with the sophistication of modern living.