

# 4 Arnica Circuit, Baranduda, Vic 3691



## House For Sale

Tuesday, 21 May 2024

4 Arnica Circuit, Baranduda, Vic 3691

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 625 m2

Type: House



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**\$770,000**

This stunning four-bedroom property offers a harmonious blend of modern design and functional living. Each bedroom features built-in robes, while the master suite boasts an ensuite and a walk-in robe. Step into the heart of the home – a sleek, modern kitchen equipped with gas cooking, a walk-in pantry, and an island bench perfect for casual dining or entertaining. Adjacent is a spacious open-plan living area, complemented by a separate lounge, ideal for family gatherings or quiet relaxation. The study nook provides a dedicated space for work or study. Enjoy year-round comfort with ducted heating and cooling, plus the cozy ambiance of a wood heater. Outside, the alfresco area with Australian Spotted Gum decking and outdoor motorised blinds offers a perfect setting for entertaining or unwinding in style. The 625m<sup>2</sup> secure, low-maintenance block is enhanced by an irrigation system, ensuring your garden stays lush and green with minimal effort. The property also features a 6.6kw solar system & 13kw Tesla batteries to keep the electricity bills down. Storage and practicality are not overlooked with a double garage offering internal access, a Colourbond shed with power for additional storage or workshop needs, and side access with a shade sail for extra parking. This property combines modern conveniences with thoughtful design, providing a perfect family haven. Don't miss out on this exceptional opportunity to secure a beautiful home in the sought-after Baranduda.