

**45 Urana Road, Burrumbuttock, NSW 2642**



**House For Sale**

Thursday, 19 October 2023

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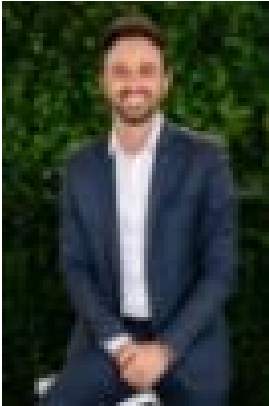
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 3018 m2**

**Type: House**



Andrew Papallo  
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## ONLINE AUCTION

Welcome to your dream home in the tranquil town of Burrumbuttock! Nestled on a generous 3018m<sup>2</sup> plot, this spacious property offers the perfect blend of modern comfort and serene rural living. With town water, a convenient location, and a delightful array of features, this is an opportunity you won't want to miss. Accommodation consists of a master suite with walk-in robe and ensuite, and a further 3 bedrooms all serviced by the main bathroom. The updated kitchen is a chef's dream, featuring modern appliances and ample counter space. Prepare delicious meals with ease and enjoy the open concept design that seamlessly connects the kitchen to the living areas and outdoors. Stay comfortable year-round with ducted evaporative cooling throughout the home. In addition, the master bedroom boasts a reverse cycle split system, ensuring that your personal space remains just the way you like it. The woodfire in the living area will keep you warm and toasty during the colder months, creating the perfect atmosphere for cosy family gatherings. Outside you'll entertain under the fantastic alfresco area overlooking the surrounding farmland over established trees. The shed accommodates 2 cars with enough space for a workshop. There is also a dual carport off the shed for convenience. Located only 11 minutes from Jindera and 25 minutes from Albury 45 Urana Road will provide you with the rural lifestyle you've been searching for.