

# 70 Graham Avenue, Bundalong, Vic 3730



## House For Sale

Thursday, 26 October 2023

70 Graham Avenue, Bundalong, Vic 3730

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 6**

**Area: 598 m2**

**Type: House**



Alexandra Exton

0458109738

## OFFERS ABOVE \$4,000,000

Don't miss your opportunity to secure your own slice of paradise with this stunning waterfront residence. Situated in what could arguably be considered Bundalong's finest street, 70 Graham Avenue occupies a spacious corner allotment and boasts ample parking for boat trailers, vehicles or even a caravan, all amidst a neighbourhood of prestigious properties. This beautiful brick veneer home was constructed by local builder John Lonie in collaboration with the award winning builders Excelcon. You can be confident that it's a well crafted residence, promising to offer many more decades of enjoyment and cherished memories to the next family that are lucky enough to call 70 Graham Avenue home. Step inside to discover a stylish interior featuring recent updates which contribute to a light and airy ambiance. Take in the spectacular views of the Murray River from multiple living and entertaining spaces across both floors. With bedrooms and bathrooms on both levels and a bar/kitchenette located on the first floor, the home is ideally configured for multi generational living or enjoying holidays with friends. The open plan living, dining and kitchen layout with direct access to the outdoor alfresco makes entertaining a breeze. And the modern kitchen boasting 40mm stone bench tops, island bench with waterfall ends, an abundance of storage and designer appliances will impress even the most discerning master chefs. With whole of home heating and cooling available via split systems to each room and a large cozy wood fire to the main living area downstairs, you will enjoy year round comfort. You will also enjoy reduced energy bills with solar panels and water pumping rights to keep the lawns looking lusciously green all year round. The home also comes with its own private jetty providing direct access to some of the best stretches of water skiing/wake boarding waters in the state, if not the country. To fully grasp the unique chance presented by this once in a lifetime property, reach out to us to arrange an inspection and personally experience the multitude of features that make this exceptional home stand out.