



### 11 Howards Road Baranduda VIC

3 2 4

On offer here is a quality home on an approx. 2800m<sup>2</sup> elevated allotment, with plenty of room to relax and enjoy a rural lifestyle with the convenience of being only a 10 minute commute to Wodonga and the freeway link to Albury.

The quality of the home is evident approximately 23 years old and still standing solid.

Featuring North facing living areas and a lovely North facing balcony, an ideal spot to enjoy breakfast whilst enjoying the morning sun listening to the birds.

Consisting of three queen sized bedrooms, the master with a walk in robe and ensuite.

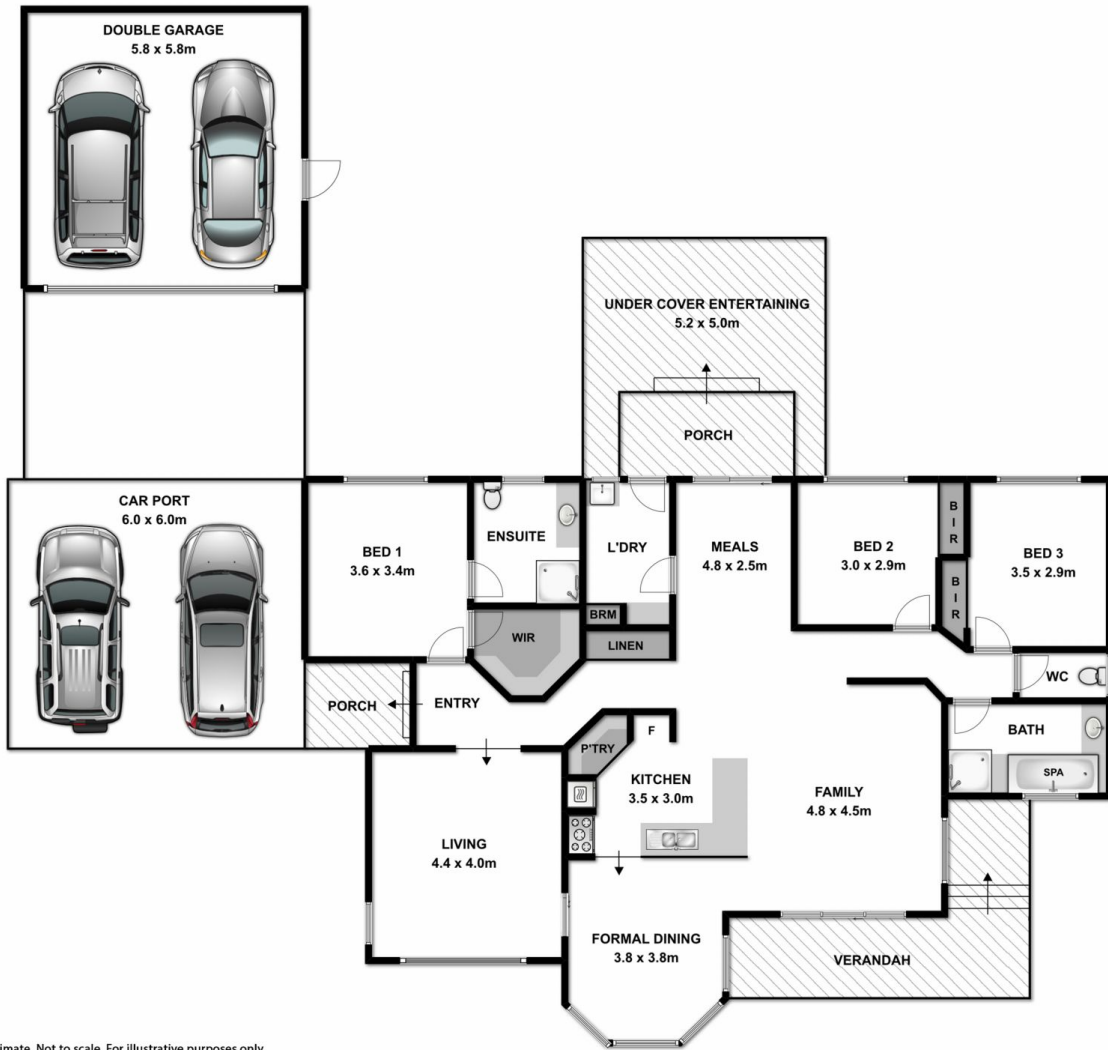
Both the formal and informal living areas are generous, there is also a formal dining area with a lovely North facing bay window, in addition to this is the informal meals area that could be utilised as a study.

The home features a double carport and a double

**Price** : \$ 407,000

**Land Size** : 2800 sqm

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/baranduda/residential/house/5837003>



Measurements are approximate. Not to scale. For illustrative purposes only.