

44 SANANANDA ROAD  
BARDIA



**SOLD**

**FAMILY HOME : CLOSE TO SHOPS | TRAIN | SCHOOLS | PARKS**

4  | 3  | 2 

This beautifully presented north-east-facing family home offers generous proportions, quality finishes, and a seamless layout — all positioned in one of Bardia's most sought-after neighbourhoods. Designed for effortless family living and entertaining, this home balances comfort, style, and practicality.

4 Bed || 3 Bath || 1 Garage + Car Space

**Property Highlights:**

- Four bedrooms, three with built-in robes.
- Huge size Master bedroom with Walk – in robes and ensuite.
- One Bedroom on the lower floor.
- Three bathrooms, providing convenience for multi-level living.
- Open-plan kitchen, dining, and family area.
- Kitchen with stone bench-top, stainless-steel appliances
- Dishwasher and 900 mm Gas cooktop and oven.

**PRICE:** \$1,286,000

**OPEN FOR INSPECTION:** N/A .

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BARDIA, NSW 2565**



**Area Summary**

Ground Floor Living Area = 78.29m<sup>2</sup>  
 First Floor Living Area = 75.18m<sup>2</sup>  
 Garage : 18.92m<sup>2</sup>  
 Porch + Alfresco = 9.31m<sup>2</sup>  
 Total Area: 181.70m<sup>2</sup>  
 Total Land Area: 300m<sup>2</sup>  
 Covered Entertainment Area = 24m<sup>2</sup>



**Disclaimer:**  
 While every effort ensures accuracy, measurements are approximate. No liability is accepted for errors or omissions. This plan is for illustrative purposes only; prospective purchasers should verify all details independently. It serves as a visual guide rather than a technical document.

Fine Estate Photographs | 0431 567 185

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.  
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