



#### 4/99 Delany Avenue Bright VIC

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Nestled within the highly sought-after Adelong Complex on Delany Avenue, this immaculate 2-bedroom, 2-bathroom unit beckons with its well-maintained charm.

Currently serving as a popular holiday rental property, 'Elms on Delany' seamlessly blends the appeal of a holiday haven with the potential for full-time living. Positioned at the rear of the complex, this unit boasts a north-facing design, ensuring an abundance of natural light and an elevated perspective overlooking the meticulously kept grounds.

Upon entering, the open-plan living space welcomes you, adorned with a slow combustion wood fire for cozy ambience, complemented by reverse cycle heating and cooling. Direct access to the entertaining deck creates a seamless indoor-outdoor flow. The kitchen stands as a culinary haven, offering ample bench and cupboard space,

**Price** : \$895,000  
**Land Size** : 261 sqm  
**View** : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/bright/residential/unit/7961186>



**The Sales Team**  
**03 5755 1307**



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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