

Sold



1622 Murray Valley Highway, Burramine

## Impressive Lifestyle Property ~ Direct Bushland Access

Within close proximity to the Murray River and with direct access to the bushland, this impressive lifestyle property is a must to inspect. This spacious, three bedroom, open plan residence includes the following features:

- Modern kitchen with waterfall bench tops, induction cooking and a spacious walk-in pantry with room for another fridge/freezer.
- Open plan living/kitchen/dining area with sliding glass doors to the alfresco area.
- Good sized bedrooms with ceiling fans, main with large walk in robe and ensuite.
- Climate controlled with evaporative cooling and a coonara.
- Spacious outdoor alfresco area with ceiling fans, TV point and outdoor blinds effectively creating another living area suitable for use all year round.
- Additional paved entertaining area with shade sail
- Double carport
- Large shed/workshop with two roller doors for easy vehicle access, ideal for boat or caravan storage
- 7.5kw solar panel system and 3 phase power
- Unmetered bore water as well as two water tanks to service the house and surrounding gardens
- "Man cave" with wood fire and views down to the bushland
- Fully automated sprinkler system for an easy-care yard

Set on approximately 2.3 acres and offering a relaxed, rural lifestyle with all the modern comforts, and in close proximity to both Yarrawonga and Cobram. A must to inspect!

3 2 4 9,300 m2

<b>Price</b>	SOLD for \$565,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2710
<b>Land Area</b>	9,300 m2

### Agent Details

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### Office Details

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**ANDREW JENKINS**  
REAL ESTATE

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