



**9 Cemetery Rd, Cobram**

## 43 Acres Outstanding Lifestyle Property

Looking for a lifestyle property with income potential? This property comes with many improvements and could be the one! Choice Cobram East location, undulating sandy loam country, in close proximity to the Murray River, features this quality built five bedroom family residence with all the modern comforts.

Large country style kitchen/ living area and formal lounge with feature fire surround. Second living area and a great sized rumpus/ games room with built-in bar. The impressive outdoor entertaining area with pitched roof is fully enclosed with a ceiling fan, kitchenette, door leading to the double garage and opens onto the enclosed yard and in-ground pool.

Other improvements include a spacious fully self-contained bungalow also boasting a lovely outlook over the country side and is ideal for extended family or rental income. The excellent shedding is perfect for a tradesman or ideally suited to run a business from. They include 7m x 14m colorbond shed with an office and toilet facilities, plus an expansive 14m x 24m workshop with an office block, cooling, toilet, wash-bay and truck access.

This property has a domestic bore, an automatic sprinkler system and well-established surrounds.

A highly sought-after location, positioned only a short stroll to the Murray River and priced well below replacement cost.

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

5 2 7 43.73 ac

**Price** SOLD for \$880,000  
**Property Type** Residential  
**Property ID** 3237  
**Land Area** 43.73 ac

### Agent Details

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### Office Details

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that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.