

## 3 Minutes To Town - 3 Acres - 3 Bedroom

This spacious three bedroom home is a rare find. Situated only three minutes from the Cobram township on three acres.

Featuring a spacious kitchen, with plenty of cupboard and bench space. Good sized breakfast bar, wall oven, gas cook top and timber look vinyl flooring. The kitchen overlooks the dining/ meals area. Large lounge room with study nook. Three good sized bedrooms all with carpet and built-in-robes. Main bathroom with plenty of cupboard space under vanity.

Ducted evaporative cooling throughout and reverse cycle split system in lounge room.

Huge rumpus/ games room adjoined to the home with toilet facilities with lots of potential. Direct house access from double lock up garage.

Great sized 12m x 10m shed/ workshop with concrete flooring and power. Excellent veggie garden with watering system. Stock and domestic bore and excellent paddocks for pets or stock.

Enjoy a rural lifestyle so close to town. Call today to book a private inspection!

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not 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.

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PriceSOLD for \$367,000Property TypeResidentialProperty ID3495Land Area3.00 sq

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