

## 21 Acres - Blissful Lagoon Frontage

Situated only 5 minutes from the heart of Cobram, this 21 acre water front property would be perfect for anyone who loves a peaceful and private scenery.

This country retreat features a large open kitchen living and dining room. The light filled kitchen features a breakfast bar, gas cook top, dishwasher all with a lovely outlook. Spacious meals/ living area and second lounge/ rumpus room for your convenience. Four great sized bedrooms all with built-in-robes and ceiling fans; main with private ensuite. Climate is controlled by reverse cycle air conditioning and ducted gas heating throughout.

Externally the home has a large covered outdoor entertaining area. Huge 30mx10m lock up shed with 3 phase power and full concrete floor. Bore, rainwater and 3 phase power are all available to the house.

8 fully fenced treelined paddocks with full irrigation system pipes and risers, with water delivery off lagoon. 7 horse yards with wash bay and arena.

Enjoy this relaxed rural lifestyle by the Torgannah Lagoon. Call today!

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 \$630,000Property TypeResidentialProperty ID3639Land Area21.00 ac

Agent Details Andrew Jenkins - 0428 570 717

Office Details

Cobram 33 High Street Cobram VIC 3644 Australia 03 5871 1025

