

Four Bedroom Home &Shop

4 1 3 970.20m2

This charming four bedroom weatherboard home and separate brick shop presents the perfect opportunity for any owner occupier or investor. As an investment the property has two possible income streams. Should you wish to occupy the home, you have the opportunity to run your own business from the shop or rent it out for additional income. The property is ideally positioned on a generous 1009 square metre block in the main street of Katamatite. The solid home features a country style kitchen that provides ample cupboard space with both a gas stove and a combustion stove. Cosy, separate lounge with timber dado boards, a solid fuel heater and reverse cycle split system air conditioning. All four bedrooms are spacious and have built in robes. There is a full size bathroom with bath and shower, separate laundry, and a separate toilet. Undercover entertaining area. The property features a secure yard with a carport and shed that provides great vehicle/caravan storage.

Katamatite is within easy distance to Cobram, Yarrawonga, Shepparton, Numurkah and the Murray River. There is an excellent primary school, plus bus service to nearby secondary schools. Sports clubs include football, cricket and tennis and several community organisations are active in the town. Plans are afoot to have the local silos painted and join the Silo Art Trail.

An excellent opportunity for a tree change to a great little country town!

Price	SOLD for $239,000
Property Type	Residential
Property ID	3738
Land Area	970.20 m2

Agent Details

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REAL ESTATE

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