Stunning Custom Designed & Built Retirement Home

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Price	SOLD for $320,000
Property Type	Residential
Property ID	4116

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ANDREW JENKINS
REAL ESTATE

Ideally positioned in the popular "Green Palms" lifestyle village in the Murray River tourist town of Cobram. This exceptional custom built home was completed at the end of 2020 and provides for a luxury living environment without peer in the village.

This, “one-of-a-kind" home features a very generous open kitchen with top quality appliances, including a natural gas Smeg oven, Asko dishwasher and a huge island bench for casual dining and a custom chef sink. There is excellent bench/storage space within the custom kitchen cabinetry. Adjacent are custom built storage areas and a pantry. There is a built-in home office, accessed by two, fold out doors. The home is NBN connected.

The spacious front living area is complete with a bay window and plantation shutters. Currently used as a home theatre. The rear living area is also spacious and offers functionality for casual living and entertaining.

The master bedroom is complete with a large, well appointed walk-in robe and a purpose built en-suite to suit those who may be mobility compromised. This is achieved with a large walk-in shower, wide toilet access and a wide custom vanity. The second bedroom has been designed as a guest suite and has a generous en-suite, built-in robes, bay window and plantation shutters . Both bathrooms are clad with floor to ceiling tiles, heated towel rails and close coupled toilet suites. The general front to rear flooring is a high grade waterproof timber laminate.

The rear 8m x 3m entertaining deck is fully screened for year round enjoyment. The large full length lock up garage is fully enclosed and fully concreted. Incorporating space for 2 vehicles and includes two lockable oversized workshop/storage sheds, auto door, ceiling fans and has marine carpet. This very generous space can also be configured for

recreational or entertainment use with extra power points and TV outlet. There is direct access to a folding clothes line with cover and this area is also marine carpeted.

The home incorporates Fujitsu fully ducted reverse cycle air conditioning, which provides all year round comfort. A 2021 installed, 20 panel, 6 kilowatt solar system is more than ample to operate the ducted air conditioning at minimal cost year round. There is a very tastefully designed front native garden, complete with all weather low voltage lighting. The front deck has sensor lighting and is ideal to capture the late afternoon sun. The rear grassed area is accessed by a gate. You have space to park your caravan and there is a caravan storage area at no cost located at the rear of the village, with a space for this property.

This property is in a one off design and without equal in the village and must be inspected to appreciate all it has to offer in design, comfort, space and lifestyle.

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.

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