



52 Sheehan Rd, Koonoomoo

ANDREW JENKINS  
REAL ESTATE



## Unique 60 Acre Koonoomoo Farmlet

This highly improved and superbly presented property presents a unique opportunity to enjoy a relaxed rural lifestyle with all the modern comforts and have the ability to generate an income.

The quality family home features spacious open living areas boasting lovely outlook of gardens & property. Well appointed kitchen/meals area opening onto fully enclosed outdoor entertaining area. Three generous bedrooms; main with walk-in robe, & ensuite. Ample heating & cooling with ducted evaporated cooling & reverse cycle split systems throughout.

Externally the property has lots to offer with big 11m in-ground pool, 4 vehicle carport, caravan port & large 18x8m colorbond shed with 3 phase power, concrete floor and incorporated guest bedroom & bathroom.

The beautifully kept & established surrounds feature lush green lawn, rustic man cave with pizza oven & fire-pit, chook pen, 40ft shipping container, sundry sheds & magnificent centuries old Murray River Red Gums. Has domestic bore, sprinkler systems, rainwater tank, .460ML delivery share & 5kw solar system. Approx 40 acres laid out to irrigation with 6 well fenced clean paddocks with water troughs & steel cattle yards. The property boasts a large dam surrounded by lots of established trees ideal for the kids to go yabbing & canoeing.

This is a quality property with so much to offer! Call today to arrange your private inspection.

3 2 4 60.00 ac

**Price** \$1,350,000  
**Property Type** Residential  
**Property ID** 4411  
**Land Area** 60.00 ac

### Agent Details

Andrew Jenkins - 0428 570 717  
Jake Jenkins - 0428 217 898

### Office Details

Cobram  
33 High Street Cobram VIC 3644  
Australia  
03 5871 1025

 **ANDREW JENKINS**  
REAL ESTATE

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.