



6 Dundon Cl, Tocumwal

ANDREW JENKINS  
REAL ESTATE



## Town Convenience, Bushland Charm, Your Forever Home Awaits

Discover your own slice of paradise "Gum Tree Gully". Nestled amidst the Murray River bushland, the property offers breathtaking bushland views. The property is situated on 1.5 acres\* and is only moments away from the Tocumwal township.

The four-bedroom residence is immaculately presented, offering a spacious and light filled kitchen/living area with stone bench tops, generous sized breakfast bar, gas cooktop, oven and dishwasher. The living area boasts large windows offering a great outlook onto the natural surrounds and a gas log fire and ducted gas heating to keep you cosy during the cooler months. Separate formal lounge gives you a secluded sanctuary feel or an ideal movie room, while the home office can easily transform into a fourth bedroom to suit your needs.

Stepping into the master bedroom, you'll find a large walkthrough robe leading into a well-appointed ensuite with double shower. All other bedroom's feature built in robes and ceiling fans. The main bathroom offers a shower, separate spa bath, large vanity, and toilet, while a separate toilet with basin adds convenience to the living area.

Outside, the property showcases well established gardens and manicured lawns, complete with an automated sprinkler system and domestic bore. Large paved entertaining area and covered BBQ hut. Double lock up garage, with a spacious carport ideal for caravans, boats, or motorhomes. For those with a need for extra space, a separate 10.6m x

4 2 4 5,943 m2

**Price** \$895,000 - \$915,000

**Property Type** Residential

**Property ID** 4765

**Land Area** 5,943 m2

### Agent Details

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### Office Details

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7m shed offers plenty of storage and perfectly suited for any trade or hobbyists' equipment.

Don't miss the chance to make this dream home yours! Call today to arrange a viewing.

\*approx.

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