



683 Spences Rd, Katunga

## 17 Acre Katunga Lifestyle Property

**Choice lifestyle property conveniently located only 12ks to Numurkah and 13ks to Cobram.**

Consists of excellent sandy loam soils and irrigated paddocks ideal for grazing, horses, horticultural or fodder production. The spacious country style home features generous kitchen/meals area, good size lounge, large bedrooms & reverse cycle split system air-conditioning. A comfortable structurally sound home with character ideal to renovate with appealing established treed surrounds.

The infrastructure includes 6x7m lock-up shed with concrete floor & power, double carport, 4-bay machinery shed, horse arena, rainwater tanks & solar panel systems. Sold with 2 megs of HRW and delivery share.

**The perfect lifestyle property with the ability to generate income. Call for your viewing.**

3 bedrooms 1 bathroom 2 carports 17.00 ac

**Price** SOLD for \$630,000

**Property Type** Residential

**Property ID** 4837

**Land Area** 17.00 ac

### Agent Details

Andrew Jenkins - 0428 570 717

Jake Jenkins - 0428 217 898

### Office Details

Cobram

33 High Street Cobram VIC 3644

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