

Sold



31 Churr St, Cobram

## Charming Elevated Home ~ Close to the Murray River!

Just a 4-minute walk from the Murray Bushland Walking Tracks leading to the Murray River and Thompson's Beach café, this elevated 383m<sup>2</sup> property offers an enviable lifestyle in a sought-after location.

Surrounded by manicured, low-maintenance gardens, it boasts a welcoming front porch and a second undercover outdoor seating area, ideal for relaxing or entertaining.

The large carport with a high roof offers ample space for larger vehicles, boats, or caravans. Inside, the home is impeccably presented, featuring a spacious lounge with a gas heater, a well-maintained kitchen and dining area with a gas cooktop and oven, and two bedrooms with built-in robes. Ducted evaporative cooling ensures year-round comfort.

The bathroom includes a shower and vanity, while the generously sized laundry includes a separate toilet. Additional features include automatic security shutters on the windows, a solar battery system for energy efficiency, and a practical storage area.

With its prime location, excellent condition, and thoughtful design, this property is a rare find. Act quickly—homes this close to the Murray River rarely stay on the market for long!

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.

 2  1  2  383 m2

**Price** SOLD for \$377,000

**Property Type** Residential

**Property ID** 4993

**Land Area** 383 m2

### 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