



46 Collie St, Barooga

ANDREW JENKINS



## Charming 3-Bedroom Home in Prime Barooga Location!

Discover comfort, convenience, and charm in this well-presented three-bedroom home, perfectly positioned close to shops, the scenic Murray bushland, and the renowned Cobram Barooga Golf Course.

Step inside to find a spacious lounge area, complete with a cozy woodfire heater, ideal for relaxing evenings. The well-appointed kitchen features an electric oven, induction cooktop, and ample storage, making meal preparation a breeze. All three bedrooms come with built-in robes and ceiling fans, while two are equipped with wall-mounted air conditioners for year-round comfort, while solar panels help keep costs down.

The generous bathroom boasts a large shower, separate bathtub, and separate toilet, catering to family needs. A spacious laundry adds extra functionality.

Outdoor entertaining is a delight with a covered alfresco area overlooking the secure yard, perfect for kids, pets, or hosting guests. The property also includes a 6x7m (approx.) Colorbond shed with power, a concrete floor, air-conditioning and rear laneway access, offering excellent storage or workshop potential.

This home is a fantastic opportunity for families, retirees, or investors alike. Don't miss out—contact us today to arrange an inspection!

3 bedrooms 1 bathroom 2 car spaces 973 m2

<b>Price</b>	\$475,000
<b>Property Type</b>	Residential
<b>Property ID</b>	5013
<b>Land Area</b>	973 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



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.