







# Cooinda - A Truly Unique Craftsman Built Retreat

A breathtaking 2.46-acre property that offers a once-in-a-lifetime opportunity to own a stunning craftsman-built home surrounded by nature's beauty. Set amongst an array of diverse trees, fruit trees, and vibrant plants. And with just a 10-minute drive from Cobram, you can enjoy the tranquility of rural living while being close to town amenities.

As you drive down the tree-lined driveway, the towering Elm trees create a serene, secluded atmosphere that welcomes you home. This home combines timeless craftsmanship with modern comforts. A 2.5m-wide bull nose veranda invites you to relax and take in the surroundings, while inside, soaring vaulted pine ceilings, exposed Oregon beams, and double hung gothic windows provide views of your private oasis.

The chef's kitchen features exquisite blackbutt floating bench, a Belling 900mm cook centre, and a large butler's pantry. The spacious living area includes additional sitting spaces, two reverse-cycle split systems, a cosy wood heater, and gas points throughout. Three bedrooms each have French doors opening onto the verandas, with vaulted ceilings adding grandeur. The master suite provides direct access to a beautiful bathroom with mini orb walls, a cast-iron bath, 900mm shower, toilet, and a stunning vanity. Great size laundry with double concrete trough.

Upstairs, a loft bedroom offers extra privacy, making this a four-bedroom home.

The 2.5m x 10m alfresco area is perfect for year-round entertaining,

## 📇 4 🔊 2 🖨 4 🖸 2.46 ac

\$980,000 -\$1,078,000

Property
Type
Residential

Property ID 5023 Land Area 2.46 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



offering protection from the elements while showcasing the property's stunning views. Plus, there's a self-contained flat with a kitchenette, bifold doors opening to the living area, a bathroom with external access, and an upstairs bedroom—making Cooinda a five-bedroom property, ideal for guests or extended family.

The outdoors is a botanical wonderland with an array of fruit trees, including apricot, almond, citrus, lemon, lime, mandarin, and apple varieties, along with Silver Elm, English Elm, Chinese Pistachio, and ornamental pear trees. It's an ever-changing, picturesque landscape.

### **Additional Features:**

- High-reliability water sourced from channels for your gardens.
- 10,000-gallon water tank for the house and a 5,000-litre tank for the
- 6kW solar system to reduce energy costs.
- A large 5x8.5m lock-up shed with a concrete floor for all your storage needs.
- Separate outdoor decked sitting area with panoramic views of the property.

Whether you're seeking a peaceful retreat, a hobby farm, or a family home, Cooinda offers it all. The lush gardens, the stunning craftsmanship, and the unmatched tranquility of this property make it a truly special place to call home. Don't miss out on the opportunity to own this one-of-a-kind gem. Make **C**ooinda yours today!

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.