



32 Rio Vista Ct, Cobram



## Modern Family Living by the Murray River

🛏 4 🚿 2 🚗 2 🏠 720 m<sup>2</sup>

Perfectly positioned in a quiet court just metres from the picturesque Murray River, this modern and spacious four-bedroom residence offers the ultimate in family living.

Step inside to an open-plan layout that blends comfort and sophistication. The contemporary kitchen features quality stainless-steel appliances, a walk-in pantry, stone island benchtops, and a breakfast bar—seamlessly flowing into a bright and airy living and dining area. Large windows and stacker doors flood the space with natural light and provide effortless access to the rear yard. At the front of the home, a stylish lounge with timber floating floors and a feature wall offers a welcoming retreat.

The master suite provides a warm, private escape with double door entry, timber window trims, a walk-in robe with pendant lighting, and a modern ensuite. Three additional bedrooms include built-in robes, and are serviced by a generous family bathroom with a large vanity, separate toilet, and a well-equipped laundry with plenty of storage.

Comfort is assured year-round with ducted evaporative cooling and ducted gas heating throughout.

Outside, the home continues to impress with an expansive deck with shade sail overlooking beautifully landscaped gardens. A raised area houses the solar-heated inground pool—perfect for summer

**Price** \$825,000  
**Property Type** Residential  
**Property ID** 5087  
**Land Area** 720 m<sup>2</sup>

### Agent Details

Jake Jenkins - 0428 217 898  
 Andrew Jenkins - 0428 570 717

### Office Details

Cobram  
 33 High Street Cobram VIC 3644  
 Australia  
 03 5871 1025



entertaining. There's plenty of space for children to play, and a double lock-up garage with internal access adds everyday convenience.

This is a rare opportunity to secure a quality home in one of Cobram's most sought-after locations, just moments from the river and scenic walking tracks.

Don't miss out—call today to arrange your inspection!

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