

33A Catona Cres, Cobram







Rural Lifestyle with In-Town Convenience – 1.6 Acre Family Haven

4 2 6 6,412m2

Price	$1,150,000
Property Type	Residential
Property ID	5153
Land Area	6,412 m2

Enjoy the very best of both worlds with this impressive family home, perfectly set on a sprawling 1.6-acre (approx.) block right on the doorstep of town. Offering the space, freedom and rural lifestyle you've been dreaming of, without sacrificing the ease of intown living, this property is truly a rare find.

Beautifully built and thoughtfully designed, the four-bedroom, two bathroom plus study home offers generous proportions throughout. At its heart is the expansive open plan kitchen, meals and living area, where the well-appointed kitchen shines with abundant bench and cupboard space, walk-in pantry, electric cooking and a double stainless-steel sink.

The large master suite is a true retreat, featuring a bay window, walk-in robe and an ensuite with spa bath, shower and toilet. The remaining three bedrooms are all spacious, each fitted with built-in robes and ceiling fans, while the family bathroom offers both bath and shower plus a separate toilet. A separate lounge and dedicated study provide flexibility for the modern family, while the large laundry with walk-in linen press ensures practicality is never overlooked.

Step outside and the lifestyle appeal really comes alive. A huge covered alfresco is perfect for entertaining, complemented by a double garage under the roofline. For those needing serious shedding, the 9x21m

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Colourbond shed with insulation, concrete floor, power and even a solid fuel heater is a standout, along with an additional garden and sundry shedding.

Animal lovers will be right at home here, with established paddocks, pony infrastructure including a round yard, chook pen and bird aviary all in place. A domestic bore with sprinkler system keeps the grounds green and thriving year-round.

Comfort is assured with ducted gas heating, ducted evaporative cooling and the bonus of solar panels helping keep energy costs down.

This is a lifestyle package that’s hard to beat – space, quality and rural charm, all within moments of town conveniences. Don't miss out call today to arrange a viewing!

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