


## Peaceful Living in a Prime Barooga Location

3 1 1 1,005m2

Positioned in a quiet and sought-after street, this well-maintained three-bedroom residence offers a wonderful combination of comfort, space, and convenience. Ideally located just a short 10-minute walk to the Barooga Sports Club, Golf Courses, and Football/Netball Club, this property presents an excellent lifestyle opportunity.

Set on a generous 1005m² block, the home features a functional floor plan with a separate lounge room and a spacious open-plan kitchen, meals, and living area designed for relaxed family living.

Comfort is assured year-round with ducted gas heating and evaporative cooling throughout. The main bathroom includes a vanity, shower, and bath, complemented by a separate toilet and well-sized laundry.

The home's outdoor area is a true highlight, featuring a large undercover entertaining area that overlooks the rear yard. A two-car shed with sliding doors and power provides excellent storage and workshop options.

The single lock-up garage has been converted into a studio space, ideal for wellbeing, hobbies, or a home office, with the flexibility to easily revert to its original use.

An excellent opportunity for families, first-home buyers, or investors seeking a quality home in a desirable Barooga location.

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.

| | |
|---|---|
| **Price** | SOLD for $475,000 |
| **Property Type** | Residential |
| **Property ID** | 5189 |
| **Land Area** | 1,005 m2 |

### Agent Details

Amanda Ramsay - 0439 533 292
Andrew Jenkins - 0428 570 717

### Office Details

Cobram
33 High Street Cobram VIC 3644
Australia
03 5871 1025

ANDREW JENKINS
REAL ESTATE

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.