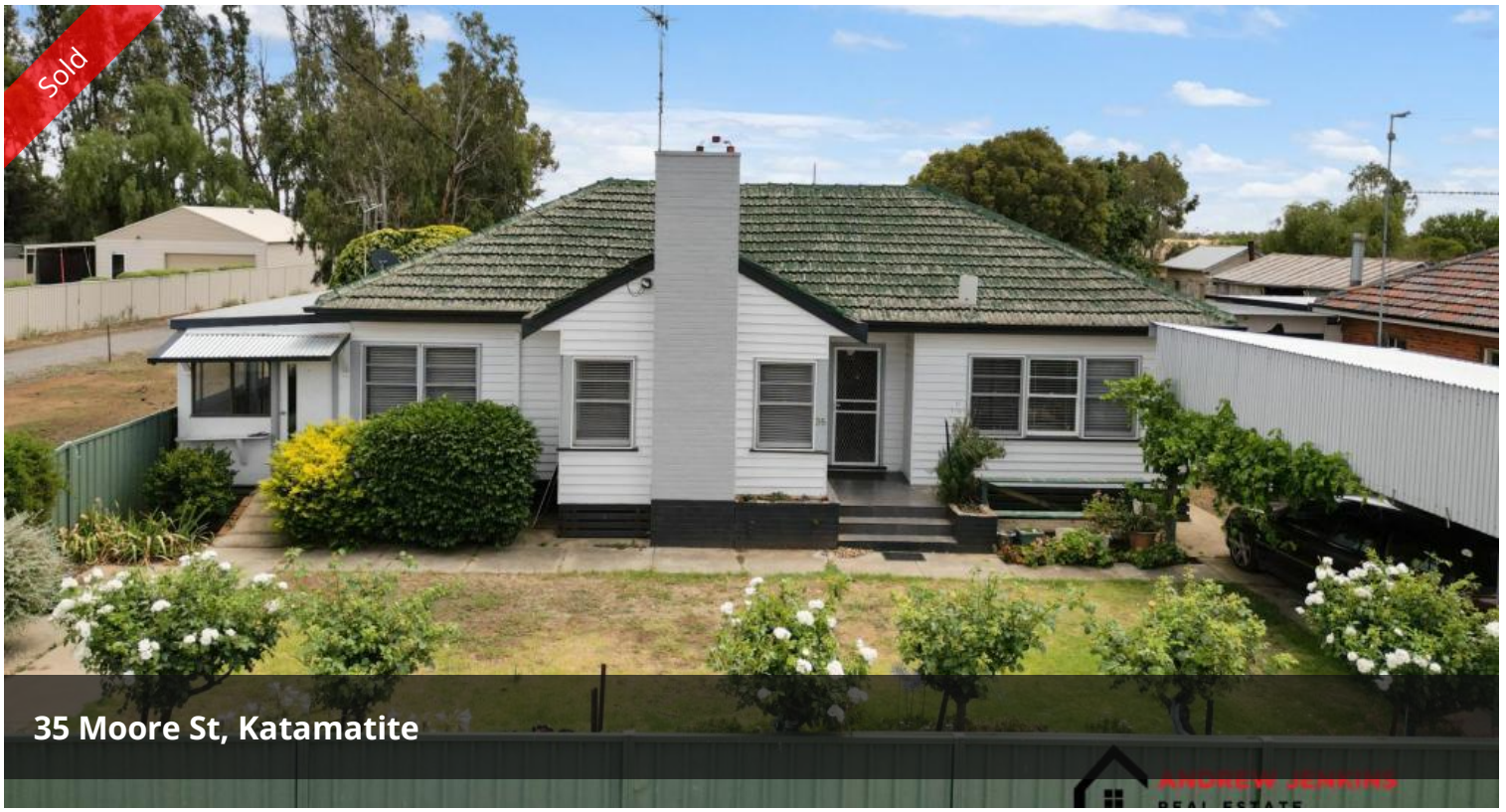


Packed with Potential!

2 1 2

Charming two-bedroom home is full of character, space and opportunity. Solid, well-maintained and ready to enjoy, it's an ideal choice for first-home buyers, renovators or investors.

The home offers two generous bedrooms, one complete with air conditioning, while the updated main bathroom features a stylish freestanding bath, walk-in shower and toilet.

A spacious lounge room is warmed by a wood-fire Conara, flowing through to a separate dining room with reverse cycle split system and a great-sized kitchen equipped with a gas cooktop, oven and gas heater. The home sits on concrete stumps and is sound throughout, giving peace of mind for years to come.

At the rear, a sunroom wraps around two sides of the home, creating a wonderful indoor/outdoor space to relax, unwind and soak up the sunshine. A spacious laundry adds extra practicality to the home.

Outside, you'll find a secure backyard with a shed (approximately 7m x 5.5m) complete with concrete floor and power, perfect for storage, a workshop or hobbies.

Additional features include a 5kW solar system, town water and septic tank.

A solid home with great bones and loads of potential, opportunities like this in Katamatite don't last long.

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

Price	SOLD for $310,000
Property Type	Residential
Property ID	5238

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

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.