



1316 Sandmount Rd, Katunga



## Simply Move In and Enjoy the Country Lifestyle

Space, privacy and a slower pace of life define this inviting lifestyle property set on approximately 2 acres (9,505sqm). Thoughtfully updated and beautifully maintained, this is a home where you can settle straight in and enjoy the best of relaxed country living with modern comforts already in place.

The home offers three spacious bedrooms, all fitted with built-in robes, providing practical and comfortable accommodation for families, couples or downsizers seeking extra space. Recent improvements throughout the home include a new roof, fresh paint, new blinds, brand new flooring and carpet, a renovated bathroom, full rewiring, re-stumping, ensuring a solid, safe and move-in-ready home.

Light-filled open-plan living and dining area, a welcoming space ideal for everyday living or entertaining. Large windows capture pleasant outlooks across the front yard, while the adjoining kitchen offers a functional L-shaped layout with electric oven, gas hotplates and a brand-new dishwasher to make daily life easy.

Comfort is well catered for in every season, with wood heating and split systems complemented by 19 solar panels, helping to reduce energy costs while keeping the home warm in winter and cool in summer.

Outside, there is plenty to enjoy. Established lawns to both the front and rear of the home, a reliable water supply (2 megs), and open space creating the perfect setting for kids, pets, gardens or a small hobby farm.

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**Price** \$665,000 - \$695,000

**Property Type** Residential

**Property ID** 5252

**Land Area** 9,505 m2

### Agent Details

Amanda Ramsay - 0439 533 292

Andrew Jenkins - 0428 570 717

Jake Jenkins - 0428 217 898

### Office Details

Cobram

33 High Street Cobram VIC 3644

Australia

03 5871 1025



A large powered 7m x 9m workshop is ideal for storage or projects, with a two-car carport alongside and convenient side access through to the paddocks for animals or equipment.

Brand new merbau decking to both the front and rear verandahs provides the perfect place to relax and take in the peaceful rural surrounds. Set well back from the road, the property offers privacy and a quiet setting while still being within easy reach of Numurkah, Katunga, Strathmerton and Cobram.

Well presented, move-in ready and offering space to grow, this appealing lifestyle property is ideal for those seeking comfort, practicality and a genuine country way of life.

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