



72 Mills Road, Katamatite



Peaceful Country Living on 2.2 Acres – Minutes from Katamatite

Set on approximately 2.2 acres in a quiet country road location, this inviting rural property offers the perfect balance of space, comfort and convenience. Positioned just 5km from Katamatite, 16km from Cobram and 20km from Numurkah, you can enjoy a relaxed lifestyle while still being within easy reach of town amenities.

The home features an open plan kitchen and living area, complete with a gas oven, creating a practical and welcoming space for everyday living. Accommodation includes three good-sized bedrooms, one with a built-in robe, all serviced by a central bathroom with a level-entry shower and bath.

Adding to the functionality is a mudroom and separate study, along with a second shower in the laundry and a separate toilet, ideal for busy households or those coming in from outdoor work.

Comfort is assured year-round with reverse cycle air conditioning and a gas heater.

Outside, the property continues to impress with a lock-up shed with power, an open carport, and a disused dairy offering excellent potential for additional storage, vehicle space or even a mancave. The low-maintenance gardens make upkeep easy, while two rainwater tanks plus a stock and domestic bore ensure reliable water supply.

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Price \$380,000
Property Type Residential
Property ID 5300
Land Area 8,994 m²

Agent Details

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

Office Details

Cobram
33 High Street Cobram VIC 3644
Australia
03 5871 1025



Whether you're a first home buyer chasing space, looking to escape town living, seeking a weekend retreat, or a tradie needing room to move, this property presents a fantastic opportunity to enjoy the country lifestyle.

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