

36 Kangan Road, Koonoomoo







Space, Shedding & Country Lifestyle in Koonoomoo

4 2 6 4.86ha

Set on a generous 12 acres approx., this impressive property offers the perfect combination of comfortable family living, productive infrastructure and plenty of room to enjoy the country lifestyle. Featuring a solid four-bedroom, two-bathroom brick home, extensive shedding, established paddocks and both domestic and irrigation water, this is an outstanding opportunity for those seeking space without compromising on convenience.

The spacious home is designed for family living, with four generous bedrooms including a well-appointed master suite featuring a walk-in robe and private ensuite. Two further bedrooms include built-in robes, while the fourth bedroom provides excellent flexibility for guests, children or a home office.

At the heart of the home is a large open-plan kitchen, living and dining area centred around a woodfire, creating a warm and inviting space for everyday living. A separate lounge room provides additional living space, while ducted reverse-cycle air conditioning ensures year-round comfort throughout the home.

The main bathroom includes a bath, shower and toilet, complemented by a separate laundry and additional toilet for added practicality.

Outside, the property really comes into its own. The rear yard is fully fenced and features a covered entertaining area, providing an ideal space to relax or entertain while overlooking the expansive grounds. The

Price	$980,000 - $1,030,000
Property Type	Residential
Property ID	5405
Land Area	4.86 ha

Agent Details

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

Office Details

Cobram
33 High Street Cobram VIC 3644
Australia
03 5871 1025

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double garage is conveniently positioned under the roofline and features automatic roller doors.

For those needing substantial storage, workshop or business facilities, the 17m x 18m shed is a standout feature. Complete with a concrete floor, three-phase power, office, freezer, coolroom and automatic roller doors, it provides an exceptional level of functionality for trades, machinery, storage or a range of business uses (STCA).

Additional improvements include sundry shedding, a powered greenhouse, domestic bore and irrigation bore, providing excellent infrastructure for gardens, livestock or other rural pursuits.

The property is further enhanced by a large 20kw solar system with battery storage, helping improve energy efficiency and reduce reliance on the grid.

With 12 acres approx. of space, a substantial family home, excellent water infrastructure and some of the best shedding you could ask for, this property offers an exceptional acreage lifestyle with genuine versatility.

Whether you're looking for a spacious family home, productive acreage, substantial workshop facilities or room to pursue your rural lifestyle, this impressive property deserves your inspection.

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