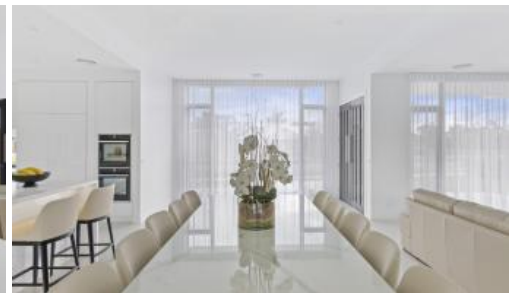




9 Packham Drive, Cobram



A Statement Home, Designed to Impress

For those who value minimalist design, premium finishes and effortless living, this home is a rare offering.

Built by Session Builders, every element has been thoughtfully curated to create a home that feels refined, spacious and incredibly easy to live in. From the sleek designer kitchen and expansive open-plan living, to the resort-style pool and exceptional 12m x 9m shed, this is a property that goes well beyond the ordinary.

The kitchen is undoubtedly a centrepiece, with an integrated Miele fridge and freezer valued at approximately \$16,000, two Neff slide & hide ovens, fully integrated dishwasher, Caesarstone benchtops, undermount sinks and induction cooking. Clean lines and seamless cabinetry maintain the home's sophisticated minimalist aesthetic while delivering everything required for serious entertaining.

The open-plan kitchen, dining and living area is flooded with natural light and enhanced by high ceilings, creating an impressive sense of space. Opening directly to the outdoor entertaining area, it provides an effortless connection between the home's interior and outdoor living spaces. A separate lounge and additional kids playroom provide further flexibility for relaxation, children or working from home.

Five generous bedrooms provide exceptional accommodation, with the master suite featuring a large walk-in robe and beautifully appointed ensuite. The remaining bedrooms offer a combination of built-in and

5 3 4 1,680m²

Price	\$1,250,000
Property Type	Residential
Property ID	5406
Land Area	1,680 m ²

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walk-in robes, ensuring plenty of storage and flexibility for family and guests.

Outside, the home takes on a resort-style feel with an impressive 8m magnesium, heated inground pool. Beautifully landscaped surrounds and an automated sprinkler system complete the picture, creating an outdoor environment designed for entertaining and enjoying the warmer months.

And then there is the shed, an exceptional 12m x 9m space with two high front-facing roller doors, two passage doors and side access exceeding 3.5m wide. Whether you're storing the caravan, boat, vehicles or simply need an impressive workshop and storage space, this is a serious addition. Complete with its own bathroom, it offers functionality rarely found alongside a home of this calibre.

This is sophisticated living without compromise, a home where luxury, design and lifestyle come together effortlessly.

If ordinary simply won't do, this is one you'll want to see.

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.

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