







Acreage Living Just Minutes from Cobram

4 2 6 10.11ha

If you've been looking for a property that offers space, privacy and a genuine country lifestyle without being too far from town, 25-acre approx. property at Yarroweyah is well worth a look.

Set amongst beautifully established gardens, this well-maintained four-bedroom brick homestead offers comfortable family living with plenty of room both inside and out.

The main bedroom features a walk-in robe and ensuite, while the remaining bedrooms are generously proportioned. There is a formal lounge room along with a separate dining and living area that flows through to the recently renovated kitchen. The kitchen is presented in as-new condition with plenty of cupboard space, gas hotplates, electric oven and dishwasher.

Comfort is well catered for throughout the home with ceiling fans, ducted evaporative cooling, three reverse-cycle air conditioners and a solid fuel heater.

Outside, the property really comes into its own. A spacious covered entertaining area provides the perfect spot for family gatherings and entertaining, complete with a built-in pizza oven. The established gardens create a private and appealing setting around the home.

For the shed and storage requirements, there is a fully enclosed machinery shed with ample room for caravan or boat storage, along with

Price	$1,275,000
Property Type	Residential
Property ID	5410
Land Area	10.11 ha

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a lock-up workshop with power. The shed is fitted with 36 solar panels connected to a 16kVA battery system, helping reduce power costs, and also has an attached wood storage area. A separate double lock-up garage with power provides additional secure vehicle storage.

Automatic front gates add an extra level of convenience and security, while the property is well serviced by channel water, bore water and rainwater tanks.

The balance of the property has been laser graded, providing a productive parcel of land suitable for running some livestock, horses or simply enjoying the extra space that comes with acreage living.

Located only minutes from Cobram, this is an opportunity to enjoy the peace and space of country living while remaining close to town facilities, shops, schools and the Murray River lifestyle.

25 acres, established gardens, a quality homestead and excellent shedding, a property offering plenty of room for the whole family and plenty of options for the future.

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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