

Just listed



4 Catona Crescent, Cobram



Three Acres on Cobram's Doorstep

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Set on a massive 3-acre (approx. 1.21ha) allotment just on the doorstep of Cobram, this spacious four-bedroom home offers the ideal combination of room to move, practical living and a fantastic semi-rural lifestyle close to town, with the added potential for future subdivision (STCA).

The home centres around a well-appointed kitchen and meals area, featuring a large island bench with breakfast bar, gas cooktop, electric oven and plenty of cupboard space. A sliding door opens directly to the impressive rear sunroom, creating an easy connection between the indoor living areas and the outdoors.

A separate front lounge provides additional living space, while all four bedrooms are generously sized. The master bedroom includes a walk-in robe and ensuite, while two of the remaining bedrooms feature built-in robes.

The main bathroom is well equipped with both a bath and shower, complemented by a separate toilet and dedicated laundry.

At the rear of the home is a huge 9m x 4m sunroom, providing an excellent additional living or entertaining area and plenty of space to enjoy the outlook across the property throughout the year.

Outside, the property really comes into its own. The home includes a large double garage under the main roof, while a separate Colorbond

Price	\$890,000
Property Type	Residential
Property ID	5419
Land Area	3.06 ac

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shed with concrete floor provides valuable additional storage, workshop or hobby space. Solar panels and ducted gas heating add further practical benefits.

The approximately 3-acre allotment provides an exceptional amount of space so close to Cobram, while also presenting an exciting opportunity for those looking towards the future. With its substantial landholding and convenient location, the property offers potential for subdivision or further development (STCA).

Whether you're looking for a spacious family home with room for the kids, shedding and plenty of land, or an investment with future development potential, this is a rare opportunity to secure acreage on the doorstep of Cobram.

Acreage this close to Cobram is tightly held, inspections are highly recommended call today to arrange yours!

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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