

4204 Murray Valley Highway, Yarroweyah







Space, Serenity & Rural Living Just Moments from Cobram

3 2 4 5.00ac

Price	$720,000 - $780,000
Property Type	Residential
Property ID	5434
Land Area	5.00 ac

Offering the best of country living without sacrificing convenience, this solid and well-maintained three-bedroom home sits on approximately five acres just moments from Cobram. With established surrounds, well-fenced paddocks and an excellent range of shedding and rural infrastructure, this appealing property provides plenty of room to spread out, enjoy a more relaxed lifestyle and make the most of your own piece of the countryside.

Inside, the home offers a practical and comfortable layout, with a well-appointed kitchen featuring an electric cooktop, oven and dishwasher, adjoining the meals area with sliding doors opening to the rear sunroom. The good-sized lounge provides a welcoming place to unwind, complete with a gas log fire and split system air conditioning for year-round comfort.

The master bedroom includes built-in robes and an ensuite, while the two remaining bedrooms are both generously sized and feature built-in robes and ceiling fans. The main bathroom is well equipped with a shower, bath and separate toilet, while a separate laundry adds further everyday practicality. An enclosed sunroom provides additional space to relax and enjoy the outlook across the property, complemented by a wrap-around verandah that adds to the home's country appeal.

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REAL ESTATE

Outside is where this property really comes into its own, with an impressive 18m x 6m approx. shed featuring power and a concrete floor, ideal for storage, workshop space or accommodating vehicles and equipment. A double carport and an additional 3m x 3m shed with a concrete floor provide further storage options.

The five-acre allotment has been thoughtfully set up for those seeking a small acreage lifestyle, with a feature dam and gazebo, horse stable, loading race, rainwater tanks, sprinkler system and well-fenced paddocks. Established surrounds create an appealing setting, with plenty of room for horses, hobby farming, outdoor entertaining or simply enjoying the extra space that comes with country living.

Combining comfortable family accommodation, excellent shedding and useful acreage infrastructure in a convenient location close to Cobram, this is a property that offers genuine lifestyle appeal for families, horse enthusiasts, tradies or anyone looking for room to move without being too far from town.

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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