



## 415 Mary Ann Rd, ECHUCA, VIC 3564

### A Touch Of Country

This 2.57 acre (approx) property is located close to town with town water, rain water tanks and a water right. The comfortable three bedroom home includes a wood heater & ceiling fan to the living room and ducted evaporative cooling throughout. The kitchen has gas cooking, dishwasher, a walk in pantry and an adjoining meals area. All bedrooms come with built in robes including a walk in robe and ensuite to the master bedroom. There is an internal door to the under roof line single garage which could easily convert to a second living room or extra bedroom. The shedding includes a double garage sized shed, and 2 carports close to the house. Established trees create a shady garden area surrounding the house and a well fenced rear yard with back verandah providing an outdoor sitting area. At the front of the property is a paddock with stock trough. Want that move to a country setting at an affordable price? Well take a look at this one.

- Land Area 2.57 acres
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage

**TYPE:** Sold

**INTERNET ID:** 20525584

#### SALE DETAILS

**\$470,000**

#### CONTACT DETAILS

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