



## 312 Sixteenth Street, MILDURA, VIC 3500

### Entertainers Dream.

This modern three bedroom home boasts a north facing rear yard, feature pool, outdoor entertaining area that spans the length of the home, spacious kitchen and all the modern luxuries. Built around a kitchen with ample bench space as the central hub and completed by a perfect blend of indoor and outdoor living.

- â#¢ Master bedroom at front with fan, WIR & ensuite
- â#¢ Two additional good sized bedrooms both with BIR
- â#¢ Main bathroom including bath and shower plus separate toilet.
- â#¢ Open plan central kitchen inclusive of 600mm gas stove leading onto dining area
- â#¢ Separate living area
- â#¢ Laundry with abundant storage space
- â#¢ Undercover alfresco including built in bench, built in BBQ, electric fireplace and TV nook
- â#¢ Heated salt chlorinated pool

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 20P2111

#### SALE DETAILS

**UNDER CONTRACT**  
by Lukas Pedder

#### CONTACT DETAILS

**Elders Mildura, Robinvale & Wentworth**

143 Lime Ave, 3500 79-81  
Perrin Street, 3549 34  
Darling Street, 2648  
MILDURA, VIC  
5018 6800 5026 3050 5027  
3411

**Lukas Pedder**  
0426 203 693

• Approx. 3mx6m shed set up for workshop with wood fire heater.

• Ducted Reverse cycle heating and cooling

• 7.2kw Solar system on roof and B-hyve WIFI auto watering system

- Land Area 567.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2













THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. ELDERS REAL ESTATE MILDURA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.