



## 34 Nixon Street, EUSTON, NSW 2737

### Lifestyle, Position, Perfection !!!!!!!

Set in a highly desirable location within easy walking distance to the Murray River, local school and shops and just moment from the renowned Euston Club, this beautifully presented residence offers an exceptional lifestyle of comfort, space and convenience.

The home features three generously proportioned bedrooms, highlighted by a refined master suite complete with a private ensuite and walk in robe. The remaining bedrooms are thoughtfully appointed with built in robes.

Situated at the front of the house is a large formal lounge or dining room.

At the heart of the home lies a stunning timber kitchen, expertly designed for both everyday living and entertaining. It is equipped with a premium twin drawer dishwasher, electric oven as well as an impressive 6 burner gas stove, seamlessly connecting to the large adjacent meals area, step down to the family room that features combustion heating and overlooks the expansive rear garden, the perfect setting for relaxed family living or hosting guests.

Completing this outstanding offering is excellent rear access to accommodate, boats, caravan or horse float or the addition of a substantial garage, catering effortlessly to those seeking flexibility or storage without compromise.

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:** For Sale

**INTERNET ID:** 20P2766

#### SALE DETAILS

**\$570,000 - \$627,000**

#### 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

**Peter Menara**

0418 698 728

Be sure to inspect this home and all it has to offer !!!!!!!

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops

- Land Area 2,025.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4









