



## 1193 Karadoc Avenue, IRYMPLE, VIC 3498

Charming 60's on 3000m<sup>2</sup>

Marty Deacon, Director of Elders Real Estate Mildura, is proud to present this fantastic opportunity to secure a prime property in sought-after Irymple.

Set on approximately 3,000m<sup>2</sup> (Â¾ acre), this solid conite-built home offers space, privacy, and versatility for families or those seeking room to grow.

The home features:

- 3 bedrooms, all with built-in robes
- Updated bathroom with separate shower
- Formal dining area with slow combustion heating
- Spacious separate lounge
- Renovated kitchen with meals area and pantry

A standout feature is the large besser-brick utility room, offering excellent potential to convert into additional bedrooms or a self-contained space, with plumbing already in

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:** 20P2815

**SALE DETAILS**

**\$590,000 - \$649,000**

**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

**Marty Deacon**  
0429 953 365

place for a possible ensuite.

Outside, the property continues to impress with:

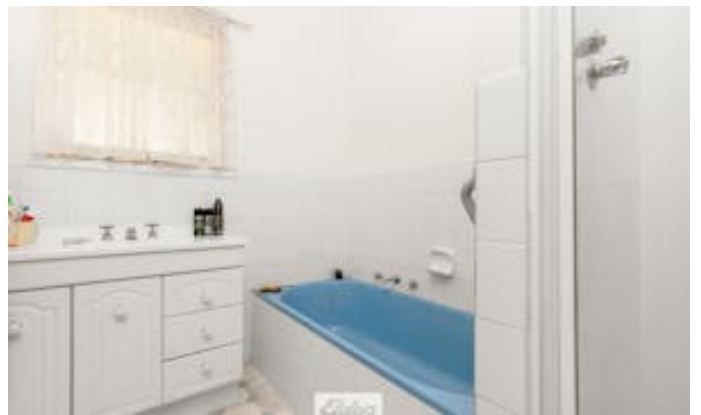
- Undercover outdoor entertaining area
- 2-bay carport plus caravan nook
- Two established sheds with power and concrete flooring
- Expansive yard with space for further shedding, a play area, or animal enclosure

Surrounded by established trees and gardens, the home offers privacy from the road while still being conveniently located close to Irymple's shopping precinct, hotel, schools, and sporting facilities.

Contact Marty Deacon 0429 953 365

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

- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2
- Floorboards









THIS FLOORPLAN IS PROVIDED TO BE USED AS A GUIDE ONLY. VISION HOUSE PHOTOGRAPHY AND THE SELLING AGENT DOES NOT WARRANT THE SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS PROVIDED AND THE VIEWER IS HIGHLY RECOMMENDED TO CONDUCT THEIR OWN MEASUREMENTS BEFORE PROCEEDING TO PURCHASE PROPERTY.