

Sold



### 3 Browne Street, Tocumwal

#### Period Charm ~ Large Block & Shed

This historic, brick period home has been tastefully renovated to retain and enhance the period features, and also include the conveniences for modern living. Features include generous rooms, high ceilings, decorative ceiling roses, picture rails, timber floors, leadlight windows and open fire places with stunning tiled hearths. The open plan kitchen/dining/family area has a gas cooktop, dual electric ovens plus a combustion stove. There is a two-drawer dishwasher, ample bench space and plenty of cupboards and drawers. This light-filled room includes informal dining, a relaxing family area, a split system air conditioner and French doors opening to the yard. The formal lounge and formal dining room both feature timber floors and OFPs. Three bedrooms, main with ensuite and walk in robe. Wide hallway, incorporating an office area with built in desk, shelves and cupboards. The family bathroom has a claw foot bath in addition to a separate shower recess. Ducted gas heating. Gas, continuous hot water service. Verandah/entertaining area with blinds. Securely fenced swimming pool. 13 metre by 6 metre (approx.) shed/workshop with concrete floor and power. 3 kilowatt solar electricity system. Double carport. Large, double block with established surrounds and a lane at the rear of the property. Great court location and less than 50 metres to the banks of the Murray River!

A fantastic opportunity to own a lovely period home in a Murray River town. A little bit of painting remains to be finished, but this will allow you to put your personal touch on the property. Call the office today to arrange your inspection.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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**Price** SOLD for \$335,000  
**Property Type** Residential  
**Property ID** 2232

#### Agent Details

Andrew Jenkins - 0428 570 717

#### Office Details

Cobram  
33 High Street Cobram VIC 3644  
Australia  
03 5871 1025

