

Sold



1904 Murray Valley Hwy, Boosey

ANDREW JENKINS  
REAL ESTATE

## Nature On Your Doorstep!

Positioned on approximately 2.4 acres this modern residence will make a lasting impression on you and your family. Bush-land views from this four bedroom + study, steel frame, 2014 Lewis built home.

Showcasing a contemporary kitchen with gas cook top, wall oven, dishwasher, walk-in pantry and stunning views of the blissful bush scenery. The kitchen looks over the meals area and family room with ceiling fans and wood heater! The front lounge leads to the master bedroom with walk-in-robe and ensuite. Remaining bedrooms all have built-in-robos. Family sized bathroom, separate toilet and laundry with ample bench space and walk-in-linen storage.

Split system air conditioners and ceiling fans to keep you and your family the perfect temperature all year round!

Moving outdoors this home features an expansive, north-facing outdoor entertaining area perfect for family and friend gatherings! Large 12.5m x 12.35m x 5.30m Colorbond lock up shed with 4m x 4m roller door. The shed has concrete flooring and power and would be ideal for the handyman or trades person. The shed could accommodate trucks, caravans, trailers and more. Off the shed is a 22,500 litre water tank.

2 meg irrigation water right, 2x 22,500 litre rain water tanks (3x total), bore, gas hot water system and drip watering system.

Set to impress this quality property could be your forever home. Splendid bush views, only 1.3km to the banks of the Murray River from you back doorstep and only 15 minutes to Cobram or Yarrawonga.

Call today as this won't last long!

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<b>Price</b>	SOLD for \$680,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3609
<b>Land Area</b>	9,801 m <sup>2</sup>
<b>Floor Area</b>	266.63 m <sup>2</sup>

### Agent Details

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### Office Details

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