



138 Quicks Rd, Barooga

ANDREW JENKINS  
REAL ESTATE



## Experience Exceptional lifestyle living – Close to the Murray River

**The ultimate blend of semi-rural charm and modern living with this exceptional property, set on an impressive 1 1/4 acres (5000m<sup>2</sup>), with 132m of state forest frontage, and just a two-minute stroll from the Murray River.** Perfectly positioned on a sealed road, this home offers easy access to Barooga township while providing a tranquil escape for fishing, boating, water skiing and bush activities.

This beautifully presented sandstone residence features four spacious bedrooms, each with built-in robes, including a master suite with large ensuite and direct access to the pool area. The entire home has zoned ducted air conditioning, ensuring comfortable year-round climate control throughout. At its heart lies a stylish, functional open-plan kitchen, meals, and family area with vaulted ceilings. The kitchen boasts a fully appointed layout, including a generous walk-in pantry, while the living area includes a built-in wall unit with a gas log fire. Separate rumpus room provides a second living with direct pool access. Large windows provide breathtaking views of the bush and pool area. Undercover alfresco area, complete with ceiling fans, heaters, auto shutters, and surround sound, perfect for year-round entertaining while enjoying bushland views!

External features abound with a double garage (approx. 7x7m) under the roofline (auto door and direct house access), an 11m x 7m Colorbond lockup shed with concrete floor, power, and auto roller doors. An 11x6m

🛏 4 🌳 2 🚗 6 🏠 5,000 m<sup>2</sup>

<b>Price</b>	Contact Agent
<b>Property Type</b>	Residential
<b>Property ID</b>	4991
<b>Land Area</b>	5,000 m <sup>2</sup>

### Agent Details

Andrew Jenkins - 0428 570 717  
Amanda Ramsay - 0439 533 292  
Jake Jenkins - 0428 217 898

### Office Details

Cobram  
33 High Street Cobram VIC 3644  
Australia  
03 5871 1025



carport easily accommodating large caravans, ski boats etc. 9m x 7m lockup mancave with a feature open fireplace. Additional highlights include open bay shedding, solar panels, a submersible pump in the river, 2 x 5000-gallon rainwater tanks, and an auto sprinkler system to maintain the lush grounds.

**This incredible property offers everything a family could desire, wrapped in a picturesque and unique setting. Opportunities like this are rare—don't miss your chance to call it home!**

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

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.