



46 Collie St, Barooga

ANDREW JENKINS



## Charming 3-Bedroom Home in Prime Barooga Location!

Discover comfort, convenience, and charm in this well-presented three-bedroom home, perfectly positioned close to shops, the scenic Murray bushland, and the renowned Cobram Barooga Golf Course.

Step inside to find a spacious lounge area, complete with a cozy woodfire heater, ideal for relaxing evenings. The well-appointed kitchen features an electric oven, induction cooktop, and ample storage, making meal preparation a breeze. All three bedrooms come with built-in robes and ceiling fans, while two are equipped with wall-mounted air conditioners for year-round comfort, while solar panels help keep costs down.

The generous bathroom boasts a large shower, separate bathtub, and separate toilet, catering to family needs. A spacious laundry adds extra functionality.

Outdoor entertaining is a delight with a covered alfresco area overlooking the secure yard, perfect for kids, pets, or hosting guests. The property also includes a 6x7m (approx.) Colorbond shed with power, a concrete floor, air-conditioning and rear laneway access, offering excellent storage or workshop potential.

This home is a fantastic opportunity for families, retirees, or investors alike. Don't miss out—contact us today to arrange an inspection!

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<b>Price</b>	\$475,000
<b>Property Type</b>	Residential
<b>Property ID</b>	5013
<b>Land Area</b>	973 m <sup>2</sup>

### Agent Details

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### Office Details

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