

# SOLD

## OFFERS INVITED, OWNER MOTIVATED TO SELL.

A property with enormous potential, could now be yours! This is the property with endless appeal. This home is on a large block, approximately 700sqm, offering 4 Bedrooms with Built in Robes, Main with Semi Ensuite, a large open plan Kitchen/Dining with updated appliances, generous sized Bathroom, Powder Area, Separate Toilet and Spacious Laundry Room. There is ample Heating and Cooling throughout the home for ultimate comfort. Stepping outside, is a large Office Space or Bungalow, with a courtyard that can be utilized in a variety of ways. Complete with Shedding, perfect for a boat or trailer, side access to the rear of the yard, this home ticks every box. A massive 5 Kilowatt Solar Panel System is already installed, so you can enjoy the benefits from day one. Very close proximity to schools, sporting grounds, hospital and only minutes drive or walk to the CBD. Inspection is highly recommended, do not delay!

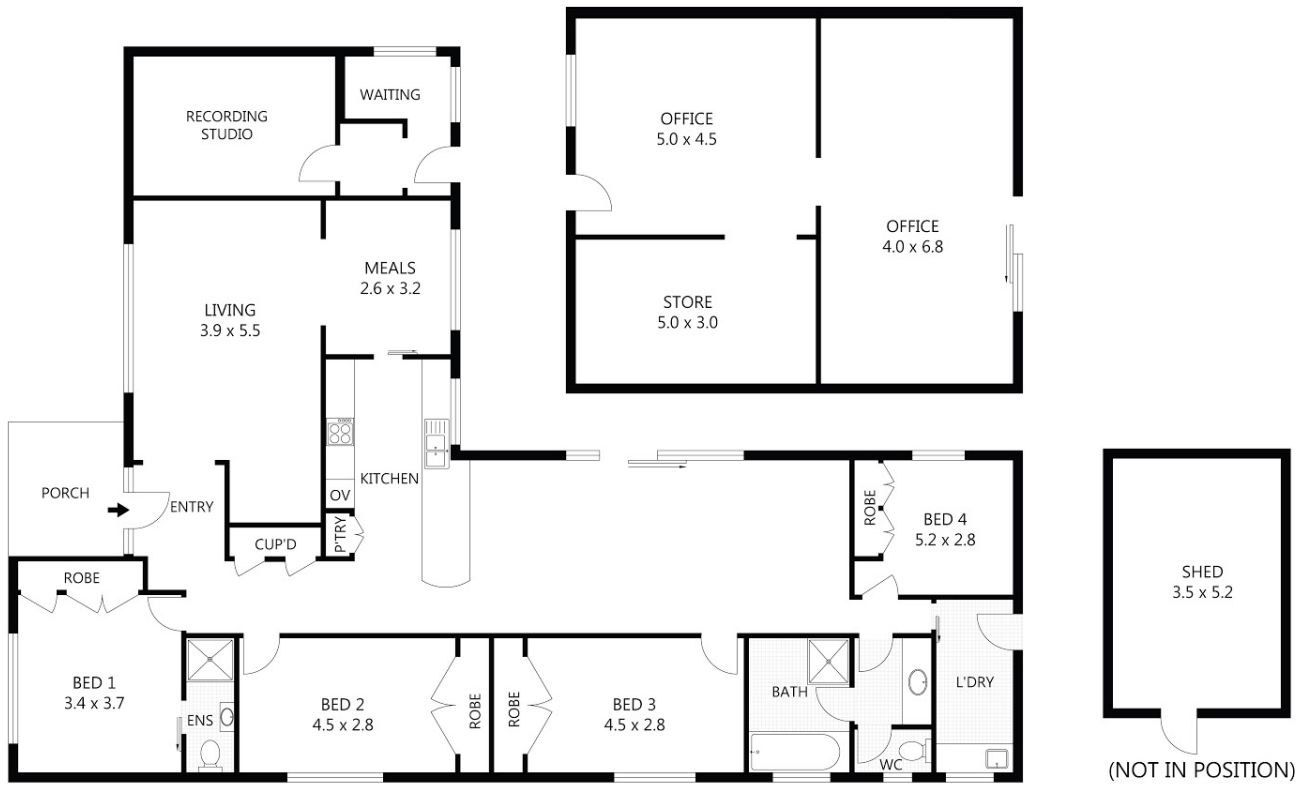
**4 BED | 2 BATH | 0 CAR**

**PRICE:**  
\$370,000

**OPEN FOR INSPECTION:**  
N/A



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

PORCH	-	6m <sup>2</sup>
SHED	-	18m <sup>2</sup>
RESIDENCE	-	247m <sup>2</sup>



# 219 High Street, Echuca

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.