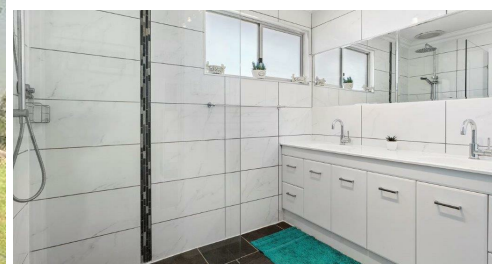
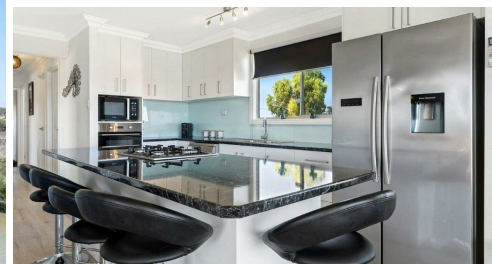


17 IDYLL AVENUE MURBKO



# FOR SALE

## RIVER FRONTAGE - LICENCED JETTY

Situated on the river cliffs at Idyll acres, this home has recently been renovated and expanded. Wider verandas, new decking and large floor to ceiling glass sliding doors all designed to make the most of the beautiful, peaceful Murray River scenery. You can access the waterfront with a vehicle and there is access from the home to the water's edge where there is a lawned area and licenced jetty belonging to the home. You can spend your days fishing, swimming, or enjoying any of the water sports you wish. There is a boat ramp 400 metres South of the jetty for easy watercraft access and water is supplied direct from the river for the home and grounds.

Enter the home and you will experience open and welcoming vibe. Bedrooms, dining, and lounge all have large sliding glass doors opening onto wide decks with various sitting areas. The home makes great use of the space with the kitchen located to serve its open plan layout, Island bench servery, dishwasher, gas cooktop and electric wall oven.

There are walk in robes in two of the bedrooms with a built-in in the third. The bathroom is spacious with twin basins and floor to ceiling tiles. The ground floor Houses a second bathroom and kitchenette/laundry. There is a fourth bedroom planned for this area also.

- Three-bedroom, two-bathrooms.
- Reverse Cycle Air Conditioning.
- 2x large Bedrooms
- Bright and Airy.
- Secure parking for 2 cars, (roller door lockup)
- Access to River front.
- Spacious living area onto alfresco deck.

This three-bedroom home is immaculately presented in a sought-after area. Inspections are by appointment only. Call Cary to arrange your Viewing.  
RLA 269823

3 BED | 2 BATH | 4 CAR

### PRICE:

offers \$585,000 - \$635,000

### OPEN FOR INSPECTION:

N/A



**Cary Hocking**

**0488414460**

cary@atrealty.com.au

[waikerierealestateforsale](http://waikerierealestateforsale)

RLA: 269823



Top Floor



Ground Floor

Approx House Area 172m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**17 Idyll Avenue, Murbko**



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.