

1 Garden Crescent, Echuca, Vic 3564



House For Sale

Tuesday, 14 November 2023

1 Garden Crescent, Echuca, Vic 3564

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 584 m2

Type: House



Liam Russell
0354822111



Lauren Webster
0408211344

\$460,000 - \$490,000

Welcome to 1 Garden Crescent, Echuca, a fantastic property that promises the perfect blend of comfort, convenience and potential for first-time home buyers and savvy investors. This fresh and revamped 3-bedroom gem offers a delightful living experience, with the Echuca Hospital, IGA supermarket, and Echuca South Post Office at your doorstep. Additionally the Echuca CBD is a direct 2.5km's away. The List: - Situated on a 584m² (approx) allotment, offering plenty of space for outdoor activities. The generous rear yard is securely fenced.- The residence is in fantastic condition inside and out after undergoing a revamp in 2018 - Development Potential: This property also presents a golden opportunity for investment. With a proposal for 2 townhouses (approved plans by council available on request), it holds the potential for building something new & modern.- Fantastic 3.8m x 8m shed, with a 3.3m high entry, ideal for the big boat or caravan.- Enjoy a cozy living space with a gas heater to keep you warm during chilly evenings and a refrigerated air conditioner for those warm summer days.- Modern kitchen and bathroom- Great outdoor entertaining area- Low-maintenance holiday rental, currently receiving an average income of around \$37,000 pa.- If you'd prefer to lease the property the rental potential is \$420 - \$450 per week. Contact us today to schedule an inspection and explore the potential this gem has to offer!