

21 Cramp Road, Robinvale, Vic 3549



House For Sale

Wednesday, 20 December 2023

21 Cramp Road, Robinvale, Vic 3549

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Chris Katis

0428827675

\$495,000 - \$544,000

Embrace this exceptional 3-acre (1.21ha) rural location nestled only metres from the river and minutes to the town centre. Enjoy the river environment for walks or water sports. This country-style home boasts 3 large bedrooms, the main with ensuite and WIR, and a central bathroom that services the remaining 2 bedrooms. An open-plan fully equipped kitchen opens to the dining and lounge room which features sliding doors for access to the front and rear decked verandas. Recent additions include a 4kw solar system with batteries, and new hot water units. Ducted evaporative cooling, combustion heating and reverse cycle heating and cooling adequately maintain temperature control for your comfort. Externally the property boasts its own pump on the river, with 5.3mgs high security water shares included in the sale which currently service the owner's nursery enterprise and veggie patch. With multiple sheds including a 16x7m workshop with power and concrete, a 12x6m with concrete and a 3.5m garden shed, all of your storage is catered for. In addition, a mix of fruit trees and natives surround this unique property. Environmentally friendly and very sustainable.