

# 3 Charlotte Street, Echuca, Vic 3564

CENTURY 21

## Sold House

Monday, 28 August 2023

3 Charlotte Street, Echuca, Vic 3564

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 843 m2

Type: House



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**\$695,000**

After more than 50 loving years in the hands of one family, this timeless home has all the charm of its era. With so much to love, this character-filled home boasts soaring high ceilings, decorative cornices, ceiling roses and obliges with a perfect locale being only a short walk from the Historic Port Precinct, Port shopping area and directly across from St Josephs College. The functional floorplan offers the perfect space for the growing family and entertains the idea of a tasteful renovation. Boasting four bedrooms, two of which have built-in robes and one with a private ensuite. Two living areas at opposite ends of the house provide a desirable separate living. A total of three bathrooms give you more than enough options if you've got a big family or guests over, with the third incorporating the laundry. The kitchen is completely central with an adjoining formal dining room with wood fire while an informal dining room is in the open plan style extension on the other side of the kitchen. Boasting an 843m<sup>2</sup> approx. allotment, this property has space to spare! A long shed is divided in two, one half at 3x6m being workshop style with PA door access and the other half being 3x7.5m and perfect for storage with double door access, power and a concrete floor. Properties like this don't come up often- a great sized allotment, so close to the Port of Echuca and a period home at that! You really have to inspect the property to reveal the potential at hand here.