

# 364 Mary Ann Road, Echuca, Vic 3564

**BORDER** REAL ESTATE

## House For Sale

Tuesday, 28 November 2023

364 Mary Ann Road, Echuca, Vic 3564

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Kathy Walker  
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**Offers Invited \$980,000 - \$1,040,000**

Located just a short drive to Echuca CBD on approx 2.8 acres is this comfortable 3 bedroom home. There are 2 living areas including a front lounge room with R/C split system & a rear tiled living room with wood heater. The master bedroom has an ensuite and walk in robe. The kitchen includes electric cooking, dishwasher, corner pantry & an adjoining meals area. There is ducted evaporative cooling throughout the home and the property includes a high tech security system to house and shed. The spacious undercover outdoor entertaining area overlooks parklike surrounds and the 6m x 18m shed includes power. The property has town water, a rain water tank & 1.7 meg water right. Beautifully established trees are a highlight and feature two Moreton Bay Fig trees, palms & native gumtrees. The impressive black custom-made steel electric gate & front fence complete the picture with easy drive through access to the shed or the under-roof line double garage which has direct entry to house. The property has bitumen road frontage & there's school bus pick up close by.