

# 415 Mary Ann Road, Echuca, Vic 3564



## Sold House

Friday, 29 September 2023

415 Mary Ann Road, Echuca, Vic 3564

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1 m2**

**Type: House**



Troy O'Brien  
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## Contact agent

Nestled in the serene countryside just minutes away from Echuca, 415 Mary Ann Road offers a unique opportunity to embrace spacious and peaceful living on a generous 2.5-acre allotment. This property boasts a harmonious blend of comfort, convenience, and the joys of rural life. One of the standout features of this property is its 2.5 megalitres Stock & Domestic water right, ensuring lush gardens and greenery all year round. For your household needs, enjoy the convenience of town-filtered water right at your fingertips. Gardening enthusiasts will appreciate the easy-to-maintain garden that surrounds the property. The secure Colorbond-fenced backyard provides a safe haven for children and pets to play freely. The heart of the home is a thoughtfully designed three-bedroom layout, with an ensuite off the main bedroom for added convenience. The open-plan living area exudes warmth and comfort, thanks to ducted evaporative cooling and a wood fire Coonara heating. This ensures you're comfortable year-round, regardless of the season. The kitchen is a culinary dream, boasting high-quality cooking appliances that will delight any home chef. Imagine preparing gourmet meals while enjoying views of your expansive property through large windows. Additional features include a single-car garage for secure parking and a 12m x 6m shed for all your storage needs. For those with more extensive storage requirements or hobbies, there's an impressive shed with four remote control roller doors, measuring a spacious 24m x 15m. Don't miss your chance to make this slice of rural paradise your own.