

# 421 Mary Ann Road, Echuca, Vic 3564



## House For Sale

Tuesday, 6 February 2024

421 Mary Ann Road, Echuca, Vic 3564

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 7276 m2**

**Type: House**



Rowena Ash  
0414472962

**\$995,000**

Welcome to 421 Mary Ann Road, Echuca – a charming residence that seamlessly combines modern comfort with the tranquility of well-established gardens. This thoughtfully designed property boasts three bedrooms plus a study, ensuring ample space for both relaxation and productivity. As you step inside, you are greeted by a spacious and inviting living area that overlooks the mature gardens surrounding the property. The large windows allow natural light to flood the space, creating a warm and welcoming ambiance. Whether you're entertaining guests or simply enjoying a quiet evening at home, this living area provides the perfect backdrop for all of life's moments. The well-appointed kitchen is a haven for any aspiring chef, featuring modern appliances and ample counter space. With its open design, the kitchen seamlessly connects to the dining area, making it a central hub for family gatherings and entertaining friends. One of the highlights of this property is the inclusion of a study, providing a dedicated space for work or creative endeavours. Whether you work from home or simply need a quiet place to focus, this additional room offers flexibility and convenience. The home is temperature controlled all year round with evaporative cooling; gas ducted heating plus underfloor heating throughout. Surrounded by wide open verandahs the house is well protected from the weather elements whilst outside you'll discover a garden oasis that has been meticulously maintained and nurtured. The established greenery creates a peaceful and private retreat, perfect for enjoying the outdoors or hosting gatherings with friends and family. A 2 mL raw water allocation plus 2x 28000lt tanks ensure that the gardens remain green and healthy throughout the seasons. For those with a passion for tinkering or in need of extra storage, a great shed on the property provides ample space. What sets it apart is the inclusion of ensuite facilities, adding a layer of convenience to this versatile space. Whether it's a workshop, hobby room, or additional guest accommodation, the options are endless. Conveniently located on Mary Ann Road in Echuca, this property offers a perfect blend of suburban tranquility and accessibility to local amenities. With its thoughtful design, spacious interiors, and the allure of well-maintained gardens, this is a place to call home. Schedule a viewing today and experience the charm and comfort this property has to offer.