

**53 Boothman Street, Echuca, Vic 3564**



**House For Sale**

Saturday, 21 October 2023

53 Boothman Street, Echuca, Vic 3564

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 596 m2**

**Type: House**



Lynn Hall

0417505543

**\$350,000**

Welcome to 53 Boothman Street, Echuca - a charming and well-maintained home that is ready for its new owners. This property boasts three bedrooms, making it perfect for a small family or a couple who loves to have guests over. The modern kitchen offers gas cooktop and dishwasher. The central bathroom features modern fixtures and fittings. A 6.6kw solar system is installed to reduce the stress of those power bills. There is a combustion heater plus a split system in the kitchen dining area. The house sits on a generous land area of 596 sqm, providing ample space for outdoor activities and entertaining. The backyard is fully fenced, making it safe for children and pets to play. The property also features a shed for extra storage. Located close to shops this property is just a short drive from the heart of Echuca, where you can find a wide range of shops, cafes, and restaurants. Priced at \$350,000, this property represents excellent value for money and is sure to attract a lot of interest. Currently tenanted and returning \$335pw. Don't miss out on this fantastic opportunity to secure your own piece of Echuca - contact us today to arrange an inspection!