

**6 Eakin Street, Echuca, Vic 3564**

**CENTURY 21**

**House For Sale**

Wednesday, 24 April 2024

6 Eakin Street, Echuca, Vic 3564

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 719 m2**

**Type: House**



Beau Lyon

0439621772

**\$700,000 to \$720,000**

Located right in the centre of the Park View Estate Echuca on 719m<sup>2</sup> (approx.) sits this beautifully built family home. Absolutely no expense has been spared in ensuring that this home feels as high end as it looks. Built by a local builder with a fantastic reputation for quality and finish, the overall size of the living area and features on offer will blow you away. Comprising of: \* Four very generously sized bedrooms, with the master bedroom incorporating a spacious walk in robe, en-suite with double vanity, walk in shower and toilet. The remaining three bedrooms also feature high quality carpets and built in wardrobes. \* Living space is in abundance with two well separated areas, with the more formal room located toward the front of the home, ideal for a parents retreat, or for those who may prefer a quieter spot to relax and unwind after a busy day. \* Need to attend to business matters from home? No problem! This residence offers a dedicated home office space, ensuring productivity without compromising on comfort. \* An open plan living, dining and kitchen area is the star of show providing a fantastic area to relax or entertain family or guests. The kitchen showcases an extended island bench, double sink, high quality appliances and walk in pantry with another washing up sink and a recessed sliding door. \* A secondary family bathroom with feature tiles and bath, separate toilet and laundry with ample storage and external access and slightly larger double garage complete the impressive floor plan. \* Temperature is regulated perfectly throughout the home with ducted natural gas heating and ducted evaporative cooling, providing comfort and warmth all year round. Outside you will find: \* An inviting undercover entertaining area directly off the main living room, double gated side access, healthy lawns and gardens, and a real feeling of privacy provided by the established trees planted around the boundary. \* A fully automated sprinkler system for the entire property helps maintain the health and presentation of the surrounds with ease. \* Also factor in the sensational location within a stones throw to the beautiful parkland, close proximity to schools and the brand new Woolworths complex, literally only a short walk away, for all your shopping needs. If you have been looking for that perfect family home, or investment, in a great location, surrounded by other quality builds, you have found it here. Arrange your viewing now and don't miss out on this wonderful opportunity! \*\*\* Currently in a fixed term lease, with some brilliant tenants who really do an amazing job of looking after and treating the home as if it is their own, until 21/12/2024 returning \$520.00 per week. \*\*\*