

# 60-80 Cussen Street, Tatura, Vic 3616

## House For Sale

Tuesday, 26 March 2024



60-80 Cussen Street, Tatura, Vic 3616

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



Julie Ryan

0358218388



Kevin Hicks

0358218388

## **AUCTION Friday, 27th April @ 11am onsite**

Nestled on 2.66 hectares (6.5 acres) right on the edge of the sought-after country township of Tatura, this enchanting property offers a blend of rural tranquility and modern comfort. Boasting two titles and town water access, it may even create future planning opportunities (Subject To Council Approval). Whether you yearn for idyllic country living, perfect for raising a young family amidst nature's embrace, or seek a space to host unforgettable gatherings with friends while lounging by the pool, seize the opportunity to make this your own.

**Exceptional Homestead:** Step into a well improved comfortable homestead, where the open-plan living area provides an amazing northeast outlook over the courtyard, swimming pool, and farmland paddock. The original 2-room homestead was built in the late 1800's and has been extensively extended over the years to incorporate 3 spacious farmhouse-style bedrooms, complete with built-in robes, a modernized family bathroom featuring a spa, whilst the kitchen boasts bespoke Jarrah and Kauri pine cupboards and island bench, beautiful redgum benchtops, and modern appliances. The rumpus room/home office is spacious and overlooks the pool and the other separate sitting room/4th bedroom is versatile to whatever suits your needs.

**Outdoor Oasis:** The highlight of the outdoors area around the home is a 15m Guseli salt-water pool, equipped with solar heating and a specialized design featuring a depth of 2 metres (deepest end), lap lane and shallow entry beach area, perfect for family enjoyment, surrounded by extensive paving with formal edging and glass fencing allowing a picturesque view of the property. Two separate alfresco areas, including the timber decked undercover area overlooking the pool, offer ideal spots for relaxation and entertainment or you can immerse yourself in manicured gardens and lawns.

**Charming Features:** Embrace the homestead-style verandahs on the south and western elevations, providing a perfect setting for enjoying the serene surroundings, whilst 2.9m ceilings, picture rails, polished timber flooring, wood heater with redgum timber mantle and ceiling roses enhance the memories of yesteryear.

**Work & Lifestyle:** Catering to the needs of tradesmen with a work-from-home environment, the property features quality shedding. The 29m x 7.5m x 3.5m (height) shed is divided into 3 fully concreted, internally connecting enclosed sections, including a fully insulated and plumbed office with split system heating & cooling and hot & cold water, external access via 3 roller doors and 1 sliding door plus a personal access door. The shedding is complemented by extensive blue metal hardstand areas adjoining the double carport as well as an open fronted hay/garden shed with dirt floor.

**Green Living:** Benefit from a mini orchard adorned with mature fruit trees including mandarins, lemons, oranges, limes, ruby grapefruits and olives, a 6kW solar power system, and a security system for added peace of mind.

**Community & Convenience:** Located in sought-after Tatura, only 19.6km from Shepparton and 65km from Echuca, this property offers strong community values, employment opportunities, excellent primary school education options plus buses travelling to the many secondary schools in the Goulburn Valley, elite sporting facilities including a golf course, and easy access to 2 supermarkets (including the best IGA supermarket) and other shops and hotels. Don't miss the opportunity to own this captivating country-style retreat, where modern amenities meet rustic charm. These beautiful life-style properties don't come up often within a 10-15 minute walk to the middle of a thriving country town. Capitalise on this space.