

**60 Warren Street, Echuca, Vic 3564**



**House For Sale**

Thursday, 9 November 2023

60 Warren Street, Echuca, Vic 3564

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 2075 m2**

**Type: House**



Zoey Tye

0427374090



Gary Wood

0408505733

## Auction

This property is a truly remarkable find, nestled on a sprawling 2,075m<sup>2</sup> parcel of land that offers boundless potential. Infused with a unique touch of personal craftsmanship, the meticulously maintained gardens show a sense of genuine care and attention to detail that sets this home apart. Approaching the front, you'll be greeted by immaculate gardens that showcase a level of care that is truly exceptional. A double undercover carport provides convenient parking, ensuring your vehicles are sheltered in style. Stepping inside, the lower level welcomes you with a warm and inviting living area featuring a wood-burning fireplace and a charming bay window that frames views of the front garden and driveway. The kitchen and dining space share this level, with a cleverly tucked-away pantry beneath the staircase. Two bedrooms grace this floor, one equipped with built-in robes, while the other boasts a spacious walk-in robe and a private ensuite. Ascending to the upper level, another inviting living space awaits, bathed in natural light and offering garden views from every window. Here, you'll also find an additional bedroom complete with its own toilet and sink, making it ideal for accommodating guests in comfort and style. From the kitchen and dining area, step out into the sun room, which features a small study space and provides access to the single-car garage with an automatic door and laundry setup. This area also houses another bathroom, complete with a shower/bath, toilet, and sink, ensuring convenience and functionality. Venturing outside, the property reveals a wealth of features to explore. A garden fernery and two garden sheds offer additional storage and gardening opportunities. Open the gate to access the rest of the extensive block, where you'll discover even more garden shed options, including a woodshed. A chook-pen and rear access from Hansen Street further enhance the versatility of this space. With ample room for expansion, including potential development opportunities (S.T.C.A), this property offers a canvas for your creative vision. Situated in close proximity to the river, the Port of Echuca, Echuca's CBD, as well as bushland and scenic walking tracks, it enjoys a prime location. This home exudes a genuine sense of warmth and care, making it a truly special place to reside. Whether you choose to work with its existing charm or embark on further development, the options are truly endless.