

# 8 Etherington Drive, Mildura, Vic 3500

## House For Sale

Saturday, 13 April 2024

8 Etherington Drive, Mildura, Vic 3500

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 675 m2

Type: House



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**\$360,000 - \$390,000**

Located only moments from the picturesque river front, situated on a 675m<sup>2</sup> allotment is this inviting three-bedroom family abode offers a perfect blend of comfort and convenience. Ideal for investors or those looking to purchase their first home. Upon entry, the light-filled open plan design sees the cosy lounge area that is equipped with natural gas heating and surround sound speakers flowing seamlessly into the tiled dining area, finishing in the well-appointed kitchen that boasts wood-style finishes, electric cooking, and plentiful bench and cupboard space. All three bedrooms features built-in robes and area serviced by the modern, updated bathroom complete with both bath and shower, alongside a separate toilet and laundry for added convenience. Outside features a paved entertaining area complete with a fireplace, built-in barbecue, and outdoor speakers. The large grassed backyard provides space for the kids to play and features established trees and shrubs as well as a garden shed. The double carport allows for genuine access to the rear yard, with the access presenting the potential for a shed to be placed (STCA), further enhancing this property's appeal. With a harmonious balance of indoor charm and outdoor living, this residence is a compelling opportunity for those seeking a solid investment or a cherished family home.