

**8 Magnolia Drive, Echuca, Vic 3564**

**CENTURY 21**

**House For Sale**

Thursday, 13 June 2024

8 Magnolia Drive, Echuca, Vic 3564

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 667 m2**

**Type: House**



Beau Lyon

0439621772

**\$620,000 to \$640,000**

Set on 667m<sup>2</sup> (approx) in the highly regarded Murray Gardens Estate, 8 Magnolia Drive in Echuca is the perfect place to call your home. This great property boasts an array of features designed to cater to every aspect of your family's needs. Inside you'll find three generously sized bedrooms, each offering comfort and ample space, including a luxurious master bedroom with its own en-suite and walk in wardrobe while the remaining two bedrooms feature built in wardrobes. An entirely separate and well-appointed family bathroom and toilet, also service the kids/guests rooms toward the rear of the home. The heart of this residence lies in the open-plan living / dining / kitchen area, flooded with natural light. The kitchen is a culinary enthusiast's dream, equipped with modern appliances, abundant counter space, and well-planned storage solutions, ensuring both functionality and aesthetic appeal. Perfect temperature is maintained throughout the entire home via ducted evaporative air conditioning and ducted natural gas heating. Step into the expansive rear yard, a vast open space perfect for children and pets to frolic in. Additionally, you can savour the outdoor experience in the undercover alfresco area, the ideal spot for entertaining, dining, social gatherings and general relaxation. Side gated access to the rear yard is afforded to the right of the double garage, making it a breeze to store extra vehicles / caravans / boats / trailers and like, safely and securely. Location is also a bonus, with the development of Echuca West moving along quickly. Nice quiet streets, close proximity to specialty stores, chemist, the brand new Echuca West Woolworths complex and local Primary/Secondary schools, this very well maintained property at 8 Magnolia Drive Echuca will no doubt appeal to young or established families, retirees or investors. Arrange your viewing now before this little gem gets snapped up quick !To place an offer on this property, please follow the below link:<https://buy.realtair.com/properties/133463>