

**2062 Tehan Road, Koyuga, VIC, 3622**

**CENTURY 21**

**Sold House**

Saturday, 2 November 2024

2062 Tehan Road, Koyuga, VIC, 3622

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**



Andrew Lochhead

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## Private, Peaceful & Spacious

This stunning residential property in Echuca, VIC, offers the perfect blend of spacious living and peaceful rural surroundings. Situated on a sprawling 8.6-acre lot, and located within a 12-minute drive to the Echuca CBD, this custom-built brick veneer home boasts unparalleled space and privacy.

The 16-year-old residence features a spacious kitchen equipped with high-end Miele appliances with Black Galaxy Granite bench tops, perfect for culinary enthusiasts. The property includes 4 bedrooms with the main bedroom featuring an ensuite, providing ample room for relaxation and comfort, the home temperature is taken care of via evaporative cooling and a Daikin split system with ceiling fans throughout, and cleaning is made easy with ducted vacuuming system connections right through the home. A fully enclosed outdoor entertaining area is a perfect space to use all year round for family and friends.

Additionally, the property is environmentally conscious, boasting a 5-kilowatt solar system with battery storage, reducing both energy costs and environmental impact, 3 phase power is also connected to the home. Double-glazed windows provide insulation throughout the home. Three rainwater tanks look after all the inside water requirements providing approximately 70,000 liters of storage. The barn-style shed on the premises is a versatile space with a power supply and a durable concrete floor.

Outside, the property showcases meticulously maintained gardens and expansive lawns, enhanced by a sprinkler system for easy upkeep. The serene ambiance of the surroundings makes this property an ideal retreat for those seeking a private and peaceful lifestyle. The front paddock offers the opportunity to run some cattle or horses and may be the perfect area for the kids to ride their bikes. With undercover parking space for up to 8 cars, this property offers convenience and flexibility for homeowners with multiple vehicles or a caravan and a boat.

With a school bus stop located approximately 250 meters away from the home giving kids the ability to attend the Echuca Schools.

The property is being sold with 2 Megalitres of Goulburn Murray high-security water with the option for the lucky purchaser to buy an additional 4 megalitres at the Market Rate.

Don't miss the opportunity to own this exceptional residential property in Echuca, offering a harmonious blend of luxury, tranquility, and sustainability.

To place an offer on this property, please follow the below link:

<https://buy.realtair.com/properties/130607>