

**35 McIntosh Street, Echuca, VIC, 3564**

**CENTURY 21**

**House For Sale**

Saturday, 2 November 2024

35 McIntosh Street, Echuca, VIC, 3564

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Much to Love at McIntosh Street!

First home buyers, singles, couples, downsizers, renovators and investors, here is a fantastic opportunity for you to sink your teeth into. This will no doubt be a chance that many different buying groups will be jumping at. Comprising of:

- \* Three bedrooms in total, the two larger rooms providing wardrobes and window furnishings.
- \* A spacious living area, with a wall-mounted gas heater and built-in shelving.
- \* The kitchen and meals area wraps around the corner, delivering ample storage, with an electric stove and dishwasher.
- \* Fully renovated family bathroom with feature tiling, open shower, single vanity and toilet.
- \* Laundry with internal/external access and a secondary separate toilet room
- \* Ducted evaporative cooling, gas heater and an additional split system ensure this home remains at a comfortable temperature all year round, with an electric solar panel system assisting in keeping the power bill as cheap as possible.
- \* Outside you will find a 2.7m x 4.5m bricked shed for storing all the tools and gardening equipment. Established lawns and gardens with the makings of an outdoor entertaining area in the form of a concrete pad set up for the BBQ.
- \* Generous front and rear yards, set out on a very manageable 591m<sup>2</sup> (approx) allotment
- \* Room for multiple vehicle parking, with an undercover carport and secure, gated access from the road to the front yard
- \* Only a short distance to the East Boat Ramp, Echuca East Primary School, the new and improved Echuca East Recreational Reserve and the main street shopping precinct.

Comfortable, simple, secure and ready to go right now. All in all, a fantastic property that will highly appeal to a wide range of buyers in this market, so don't miss out on this outstanding opportunity. Take advantage of the potential on offer and arrange your viewing today!

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

<https://buy.realtair.com/properties/146410>