

# 6 Patho School Road Via Patho, Echuca, Vic 3564



## House For Sale

Wednesday, 3 July 2024

6 Patho School Road Via Patho, Echuca, Vic 3564

Bedrooms: 3

Bathrooms: 3

Parkings: 5

Area: 2100 m2

Type: House



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**\$750,000 - \$775,000**

Sitting proudly on a 2100m<sup>2</sup> highly sought-after home is a must-see stunning property with great proportions and panoramic rural views, combined with expansive living, contemporary finishes, and open light-filled living and entertaining spaces. The heart of the home is undoubtedly its large kitchen, which would delight the fussiness of chefs, which flawlessly interconnects with an expansive, airy open-plan living and dining space. This natural flow ensures these social hubs feel like one, making it a perfect place for entertaining. When it's time to unwind, this delightful area extends onto an undercover patio that overlooks the sparkling swim spa, promising endless days of entertainment and relaxation. The 3rd bedroom, studio apartment with its full kitchen and bathroom is the indisputable best space for the older kids, extended family, or those who want to Air BNB. Ample storage with a combination of extensive shedding for you, your friends, boats, caravans, and cars. 2-meg W/R ensures a reliable water supply to keep your property green all year round. Equipped with solar systems to reduce energy costs and promote eco-friendly living. 6 Patho School Road is not just a home; it's a ticket to a permanent holiday, where daily life feels like an endless escape. With Proximity to top-tier Murray River access and a short 20-minute drive to Echuca, this property is an outstanding opportunity for both discerning owner-occupiers and astute investors.

- Stunning kitchen
- 2 generous bedrooms with robes + ceiling fans
- Studio with ensuite and full kitchen
- Stone benchtops
- Air conditioning throughout
- Seamless indoor/outdoor living
- Large oversized outdoor entertaining space with outdoor kitchen and all-weather blinds
- 10 x 7 & 9 x 7 & extensive shedding
- 50,000Lt\* of water to house
- Solar system
- Ample gated parking
- Flood Free Property