



## 23 James Street, ECHUCA

### Quality Family Home

Set on generous 740sqm allotment is this stunning family home which consists of four good size bedrooms or three bedrooms and a large study. The master bedroom offers a large walk through robe to ensuite with a large shower and separate toilet.

The main living area is set at the rear of the home which has a large quality kitchen with walk in pantry, 900 stainless steel cooker plus a survery to the entertaining area. There is also a dining area and lounge room with surround sound. The second living area is a separate lounge room at the front of the property.

The main bathroom has a spa bath, shower & water temperature controlled whilst there is also separate powder room.

The home is tied together by lovely timber floors and for all year round comfort there is ducted gas heating & ducted evaporative cooling. The high square set ceilings create a wonderful sense of space through out the home.

Step outside through the larger stacker doors and you will be suitably impressed by the two separate entertaining areas which overlook the beautiful established gardens.

For the vehicles there is a large double remote garage with direct access to the house and a separate carport with remote roller door which also provides rear access to the 7 X 7 metre shed with power & concrete.

To finish the property off there is solar panels to keep the utility costs in check & also inground sprinklers.

**TYPE:** Under Contract

**INTERNET ID:** 18927745

#### SALE DETAILS

**\$545,000**

#### CONTACT DETAILS

**Elders Real Estate Echuca**  
216 Pakenham Street  
ECHUCA, VIC  
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**Dean Costello**  
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This property should be at the top of your shopping list.

Other features: Built-In Wardrobes, Close to Schools, Close to Transport, Garden, Polished Timber Floor

- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Air Conditioning



