**First National Real Estate Neil Kerr**
44 Punt Road,
Cobram VIC 3644

## 12 Dundon Cl, Tocumwal, NSW 2714

**$1,000,000 - $1,100,000**

House 4 2 2
















# Sophisticated Living with Murray Bushland Views

Perfectly positioned within one of Tocumwal's most peaceful and tightly held pockets, 12 Dundon Close presents an exceptional lifestyle opportunity where luxury, privacy and natural beauty come together in perfect harmony. Overlooking the magnificent Murray River bushland and surrounded by beautifully established grounds, this impeccably maintained residence delivers refined family living in a truly remarkable setting.

**Open for Inspection**

By Appointment.

Thoughtfully designed to embrace both comfort and functionality, the home reveals an impressive interior highlighted by four generously proportioned bedrooms and two beautifully appointed bathrooms. Multiple living and entertaining zones create a wonderful sense of space, with formal and informal dining areas, an inviting family room and elegant living spaces providing flexibility for both relaxed everyday living and sophisticated entertaining.

At the heart of the home, the quality kitchen is appointed with premium appliances and ample preparation and storage space, perfectly catering to families and those who love to entertain. Large windows and carefully considered positioning capture the surrounding natural outlooks, creating a seamless connection between the indoors and the stunning bushland backdrop beyond.

Step outside and discover an exceptional outdoor entertaining area where breathtaking views over the Murray River bushland provide a peaceful and picturesque setting to relax or host family and friends. Beautifully established gardens have been meticulously maintained and thoughtfully landscaped to complement the home's surroundings, while a bore servicing the lawns and gardens ensures year-round presentation.

Adding further appeal, the property features excellent shedding and solar power, combining practicality with energy efficiency and enhancing the home's long-term value and liveability.

Homes of this calibre, offering such a rare combination of luxury, serenity and outstanding location, are seldom available. 12 Dundon Close is a residence that not only offers exceptional living, but an enviable lifestyle unique to Tocumwal.

**Listed By**
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.