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

12 Hill St, Tocumwal, NSW 2714 **Sold - 10/08/2026**

House 3 2 2









Charming Cedar Home with Space, Sheds & Rear Lane Access

Positioned on a generous 845m² allotment just a stone's throw from Tocumwal's CBD, this inviting three-bedroom home offers character, practicality and a relaxed country lifestyle.

Open for Inspection

By Appointment.

Built in timeless Western Red Cedar weatherboard, the home is surrounded by a wrap-around verandah, providing the perfect place to sit and enjoy the changing seasons. Inside, the open-plan kitchen, dining and living area creates a welcoming heart of the home, with the east-facing living space capturing the morning sun-an ideal spot to enjoy your first coffee of the day.

Outside, the property is equally impressive. Rear lane access leads directly to substantial shedding and a covered carport, offering excellent storage and secure off-street parking for vehicles, trailers, boats or caravans. The generous backyard provides plenty of room for gardening, pets or simply enjoying the space that comes with an 845m² block.

Combining warmth, convenience and functionality, this charming home is within easy walking distance of shops, cafés and local amenities. Whether you're looking to expand your investment portfolio, downsize without compromising on space, or simply enjoy a low-maintenance lifestyle close to the town centre, this property presents an outstanding opportunity in the heart of Tocumwal.

This version subtly speaks to **retirees** ("downsize without compromising on space") and **investors** ("expand your investment portfolio") without alienating other buyers. It also reads in the style commonly used by premium regional agencies.

Listed By
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