

12 Simmie St, Echuca, VIC 3564

\$620,000

House 3  1 



Character, Comfort & Future Potential

Welcome home to 12 Simmie Street, Echuca! This charming weatherboard home has been thoughtfully renovated inside and out, combining timeless character with modern comfort and a fantastic backyard for entertaining. Set on a generous block with exciting future potential, this is a property that offers plenty to love today, with options for tomorrow.

Open for Inspection

Fri, 25 Sep 2026 - 2:50 PM to 3:10 PM

The List:

- Beautifully renovated three-bedroom weatherboard home combining classic charm with a modern interior and exterior.
- Three generous bedrooms, each featuring built-in robes, ceiling fans and split systems.
- Stylish central bathroom with floor-to-ceiling tiles, walk-in shower and semi-freestanding bathtub.
- Separate powder room with its own basin, adding convenience for family living and entertaining.
- Large modern kitchen with substantial island bench, double bowl sink, dishwasher and European laundry.
- Light-filled living area complete with gas fireplace, complemented by evaporative cooling throughout.
- Large concrete undercover entertaining area with outdoor blinds and ceiling fan, creating an impressive extension of the living space.
- Paved courtyard and generous backyard with garden shed, offering plenty of space to relax and entertain.
- Full-length gravel driveway providing excellent access through the backyard.
- Generous allotment offering the opportunity to extend the existing residence or explore subdivision potential, STCA.
- Securely leased to a fantastic tenant until 2 December at \$510 per week, making this an appealing investment opportunity.

A beautifully presented home with charm, functionality and genuine future potential. Whether you're looking for a quality investment or a home with scope to make your own, 12 Simmie Street is well worth a look. An inspection is a must.

Listed By

Gary Wood
Phone: (03) 5482 2111
Mobile: 0408 505733

Gary Wood
Phone: (03) 5482 2111
Mobile: 0408 505733

