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

## 38-40 Charlotte St, Tocumwal, NSW 2714

**Sold - 11/06/2026**

House 3 2 6









# Best Value Family Living in an Unbeatable Tocumwal Location

Perfectly positioned within easy reach of the Murray River, Tocumwal Golf Club, and the town centre, this impeccably presented residence delivers the ideal blend of comfort, quality, and family lifestyle.

Masterfully built and beautifully maintained, the home offers exceptional value for families, retirees, or buyers seeking a relaxed lifestyle in one of Tocumwal's most desirable locations.

**Open for Inspection**

By Appointment.

Inside, the thoughtfully designed floorplan features three generously sized bedrooms, highlighted by a spacious master retreat complete with private ensuite and walk-in robe. The remaining bedrooms are fitted with built-in robes and are well serviced by a central bathroom featuring bath, shower, and vanity, alongside a separate toilet with its own vanity for added convenience.

The heart of the home is a beautifully appointed kitchen that flows seamlessly into expansive dining, living, and lounge spaces creating an inviting environment perfect for everyday family living and effortless entertaining. Ducted cooling and ducted gas heating ensure year-round comfort throughout.

Outdoors, the property continues to impress with outstanding space and functionality. A large rear garage is complemented by an adjoining double carport, while the substantial steel shed with power and concrete flooring provides excellent versatility for trades, hobbies, storage, or additional vehicles.

Established gardens and quality fencing frame the home beautifully, enhancing privacy and street appeal, while the generous family swimming pool and superb outdoor entertaining area create the perfect setting for relaxing with family and friends.

Offering outstanding value, quality craftsmanship, and an enviable lifestyle location close to the Murray River, golf course, and town amenities, this is a home that truly delivers on family living and lifestyle appeal.

**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.