

29 Moama St, Echuca, VIC 3564

Sold - 5/10/2021

House 3 2 2



Mighty Moama Street Makeover !

"Oh wow!" ... "Look at that!" ... "How beautiful is this" ... "I love it!" Don't be surprised if all of these words spill out of your mouth the moment you step through the door at 29 Moama Street Echuca. Not a blade of the beautiful green grass is out of place as you approach the entrance, and that immediately sets the tone for the high level of attention to detail you will experience here. The entire home has been tastefully renovated with a modern colour scheme, high ceilings, and no expense has been spared in order to provide the new owners a home that is bursting with quality fittings and fixtures throughout. The impressive floor-plan comprises three spacious bedrooms with built in wardrobes, ceiling fans and window furnishings, with the master suite incorporating an impressive walk in robe and en-suite with feature floor to ceiling tiles. Toward the rear of the home you will find the open plan living and kitchen area flooded with natural light. The kitchen is very well appointed with new stainless steel appliances, double sink, room for a large fridge and ample bench space. The main bathroom also emulates the en-suite with feature tiling, larger shower base and bath absolutely ideal for the kids, or to relax in after a long day. A laundry room overflowing with storage options and separate, secondary toilet complete the internal layout. Temperature is regulated through ducted evaporative cooling and ducted natural gas heating spread through the home providing a comfortable setting all year round. Outside keeps on providing excuses to fall further love with this home. A fenced and low maintenance rear yard with an automated pop up sprinkler system, timber deck entertaining pad, fire pit and an 8.5m x 6.5m shed with electric roller door, concrete floor and power is absolutely perfect for secure vehicle/trailer/boat storage, he/she cave, home office, gym etc The possibilities are endless! Access from the front to the rear of the block also allows a heap of room for caravan storage and extra visitors. The location is also something worth highlighting. A very quiet and private neighbourhood, a short trip to the west gets you directly to the main street of Echuca, turn east instead and you hit the boat ramp and the mighty Murray river. 29 Moama Street Echuca can be summarised fairly simply. The ultimate mix of country charm and modern living all wrapped up in a very neat little package ready to move into straight away. And if you are after a solid investment property, our leasing department predict a projected weekly rental return of between \$420.00 - \$440.00 per week is achievable in the current market. A stunning home that you will kick yourself over if you miss out. Don't delay on organising your viewing, get in contact today !

Open for Inspection

By Appointment.

This property is being sold using 'Market Buy' to facilitate online offers. If you would like to register your interest in this property as a buyer and submit a formal offer in a secure way, directly to the agent and property seller (prior to 5.30pm the 1st of September 2021), please copy the link below into your browser and fill out the required fields:

<https://c21richriver.marketbuy.com.au/sign-up/p/35t/29-moama-street-echuca>

Note: the seller may accept an offer prior to end date and may not necessarily accept the highest offer if another offers terms are more favorable. Offers may continue past close time if there continual offers prior to cut off time

Listed By

Beau Lyon

