

87 Hovell St, Echuca, VIC 3564

Sold - \$405,000

House 3 1 1



Humble House on Hovell

Nestled in the sought after Echuca East, this 3 bedroom home is perched on a 757m2 (approx.) block with so much to offer. Only a 17 minute walk to Echuca CBD, a 6 minute walk to Echuca East Primary School, a 20 minute walk from the Murray River and a 14 minute walk to Bunnings Warehouse; what more could you want! As soon as you walk into the home you are greeted by a bright open plan area including dining, kitchen and living area all topped off with a cosy wood fireplace. The kitchen includes 600mm freestanding gas cooker, a dishwasher, breaky bar which all flow nicely into the walk in pantry.

All three bedrooms are complete with built in wardrobes and ceiling fans while bedroom 1 also includes a sleek study nook. The bathroom is central to the home and features a 1200mm shower, toilet and vanity. Further through the home you will find a secondary powder room.

At the back of the home and central to bedroom 2 and 3, a second loungeroom completes the home and opens up to the patio, a comfortable area overlooking the spacious back yard and shed.

Speaking of the shed, this big beauty is approximately 4.5x16m! It comes with concrete flooring, power and 4 access points; a large swing door and PA door on the front, and a single roller door and PA door down the side. A 3x3m garden shed is also included in the back yard for all of your gardening tools. This is all accessed by the side access gates through the single carport.

This property is kept comfortable year round with a split system in each lounge area, an electric heater in the back lounge, wood fire in the front lounge and evaporative air conditioning throughout. Currently tenanted at \$335 per week on a month-to-month basis. A virtual 3D walkthrough is available on the property via the virtual tour tab.

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 6th of October 2021), please copy the link below into your browser and fill out the required fields:

<https://c21richriver.marketbuy.com.au/sign-up/p/3k2/87-hovell-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 are continual offers prior to cut off time.

Open for Inspection

By Appointment.

Listed By
Andrew Lochhead

Andrew Lochhead



Listing Number: 3196085