

75 Gulpa St, Mathoura, NSW 2710

Sold - \$645,000

House 4 2 4



LIVING THE DREAM

Tucked away in its sought after Gulpa Creek location sits this immaculate brick home on a large 2024 sqm block with all the splendour of the Murray Valley National Park at your fingertips, Gulpa Creek only metres from your front door and the mighty Murray River just a short drive away for recreational fishing and watersports.

Open for Inspection

By Appointment.

Boasting style, comfort and practicality the home comprises of four spacious bedrooms, master with ensuite, three living spaces including a rumpus room that could double as a fifth bedroom if required, large family bathroom and a kitchen with breakfast bar and ample cupboard space. It will be sure to please the retiree, the growing family and the holiday enthusiasts.

Sit and enjoy the riverland sounds from the front timber decked verandah or light the fire pit out the back and have the whole crew over for a barbecue in the partly enclosed alfresco area, park the boat, the van in the large open shed and the motorbikes in the fully kitted out and secure tradesman shed with double roller doors.

Other features include wood fire heater at the heart of the home to keep the chill of through winter, electric wall heating in formal meals area connected to living and kitchen, ducted evaporative cooling, newly laid quality carpets, easy care tiles in living areas, low maintenance yard with established hardy garden and easy two way driveway for off street parking.

Mathoura is known as "The gateway to the red gums" and is just 25 minutes north of Echuca/Moama and is in close proximity to the Murray River. The township boasts a Primary School, Motel, Hotel, Caravan Parks, Supermarket, Bowling club, golf club and a football/netball club. For the Secondary College students there is transport daily to Echuca/Moama.

This private treaty/sale is being facilitated by Openn Offers and unless sold prior the final offer stage will close on the 30th November at 5.00 pm. To avoid missing out, contact Wayne Norwood now to register or copy the link below into your browser.

<https://www.openn.com.au/app/properties/view/c61lsb9a85704fgq68m0?negotiationId=c61lsb9a85704fgq68mg&marketingSite=true>

Listed By

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