

80 Crossen St, Echuca, VIC 3564

Sold - \$475,000

House 3  1 



## Don't Be "Crossen" This One Off Your List!

Located in the ever popular Echuca West on a 814m2 (approx.) allotment and neatly tucked behind secure colorbond fencing, this renovator's delight is perfectly private, you almost wouldn't know it's there!

With vehicle accommodation forefront of mind, a secure automatic roller door leads into a 4 car carport, with an additional 2 car carport, plus the original for one extra space. These lead into the welcoming home, first entering into a formal entryway which opens up to a large living area with fresh flooring and stylish exposed beams.

Through an archway you come to the light filled open plan kitchen and dining, with ample cupboard space and a large split system to ensure the perfect temperature year round. As you continue through, you come to the oversized laundry with a walkthrough toilet, which brings you to the large bathroom boasting shower, bath and vanity with plenty of storage.

Last, but certainly not least, you come to the three generous bedrooms, all with built in robes, two are carpeted and one has a built in desk nook. The third has new flooring installed however requires skirting boards to finish it off, along with the living area. Outside, a great sized back yard that houses an excellent 6 x 6m (approx.) shed with roller door and PA door plus insulation. Tucked behind the workshop is a garden shed to keep your garden tools out of the workshop. Location is key when buying a property, and this one has a location to boast about! The well known Westside Milk bar is just metres from the front door, Echuca College is only a few blocks away, along with St Mary's Primary School, Twin Rivers School and the new Shopping Complex currently under construction. All of this nearby, yet Echuca CBD is also only a short walk along the Campaspe River Walking Track across the foot bridge.

This property is for sale by fixed date with 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 12:00pm on the 12th of July 2022), please copy the link below into your browser and fill out the required fields:

<https://buy.realtair.com/properties/93106>

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 favourable. Offers may continue past close time if there are continual offers prior to cut off time.

### Open for Inspection

By Appointment.

Listed By  
Sarah Monaghan

Jessica Cootes

