







47 Butcher Street, Echuca

Perfect Family Location

Spacious Family Living in a Fantastic Location!

Positioned directly opposite Echuca College, this well-presented three-bedroom, two-bathroom home offers comfortable living, generous spaces and a fantastic location. Enjoy the convenience of being within walking distance to the Echuca West shopping precinct, local schools and the beautiful Campaspe River walking tracks.

Step inside to discover a spacious main living area at the front of the home, complete with gas wall heating and a ceiling fan for year-round comfort.

Flowing through to the heart of the home, the kitchen offers plenty of cupboard and bench space, a breakfast bar, freestanding electric cooktop and oven, and a generous adjoining dining area. A split-system heating and cooling unit services the open kitchen and dining space, while sliding doors provide easy access to the rear yard and outdoor entertaining area.

The rear of the home accommodates three generously sized bedrooms, each complete with built-in robes. The main bedroom enjoys the added convenience of a private ensuite, while the remaining bedrooms are serviced by a spacious central bathroom.

3 2 2

FOR RENT
$580 wk

VIEW
By Appointment

AGENTS
Michelle Potter
0400 981 651
echucarentals@ljhooker.com.au

AGENCY
LJ Hooker Echuca
(03) 5480 6922

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Outside, the property continues to impress with a covered outdoor entertaining area and a large, fully secured backyard. There is plenty of lawn space for the kids to play or room for outdoor play equipment, along with low-maintenance gardens and a handy garden shed.

A curved driveway provides access to the double carport, with double gates offering added security and privacy to the rear yard.

Property Features:
Three generously sized bedrooms, all with built-in robes
Main bedroom with private ensuite
Spacious central bathroom
Large front living area with gas wall heating and ceiling fan
Open kitchen and dining area
Kitchen with breakfast bar, freestanding electric cooktop and oven
Split-system heating and cooling
Sliding doors opening to the rear yard
Covered outdoor entertaining area
Large, fully secured backyard with plenty of lawn space
• maintenance gardens and garden shed
Curved driveway with double carport
Fantastic location directly opposite Echuca College

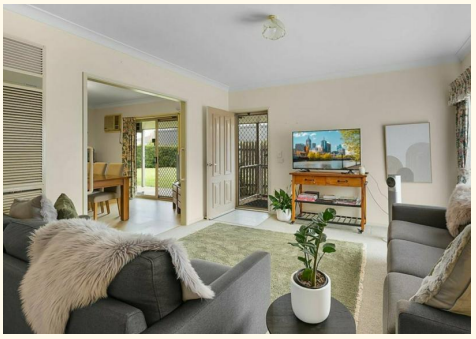
Application Process
All persons aged 18 years and over who intend to reside at the property must complete an application form.
Only fully completed applications accompanied by the required supporting documentation will be considered. Please ensure all details and supporting documents are current to assist with an efficient application process.
Applications are to be submitted online via the Apply button on Realestate.com.au.
Please note: Only shortlisted applicants will be contacted and invited to attend a private inspection.

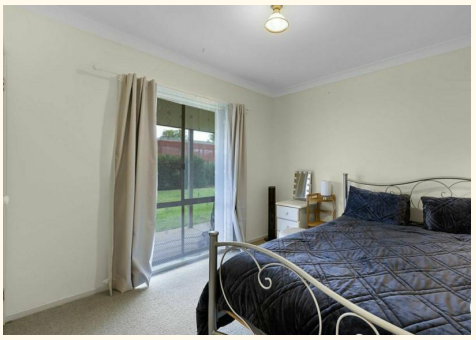
MORE DETAILS

Property ID	S7KFBW
Property Type	House

Michelle Potter 0400 981 651
| echucarentals@ljhooker.com.au

LJ Hooker Echuca (03) 5480 6922
1/249 Anstruther Street, ECHUCA VIC 3564
echuca.ljhooker.com.au | echuca@ljhooker.com.au











All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.