



35 Ferris Street, Bearii

3 1 2

**MURRAY RIVER COUNTRY - 2.7 ACRE FARMLET**

**AUCTION**  
SATURDAY JANUARY 27TH  
11AM ON SITE

This property is situated only a short drive into the Murray River and handy to Strathmerton and Cobram. Improvements include a large solid brick home comprising a huge open lounge room adjoining the family size kitchen and dining with solid timber cupboards, wall oven, bench top hotplates and dishwasher ducted evaporative air condition and solid fuel heating. There are 3 bedrooms, built-in robes, massive bathroom with spa, double vanity and shower recess, separate laundry, double garage, covered outdoor living area, 6mt x 12mt lock up workshop with 15 amp power, separate 1 bedroom granny flat or hobby room, garden shed, chook run, 2 paddocks, domestic water bore and 100,000lt rain water storage, sprinklers throughout. This is an excellent lifestyle property with very genuine vendors who are keen to sell.

Inspections by appointment.

**AUCTION Saturday 27th**  
**January 2018**

ID# 11641100798

**Auction Time**  
Sat 27 Jan, 11:00am

**Auction Location**  
ON SITE



**David McNamara**  
0419 303225

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