



15 River Gum Ave, Benalla



CRAFTSMAN BUILT OUTSTANDING  
FEATURES " RIVER GUM LODGE "

The current owners had this Federation era styled home built on the privately positioned 883M2 allotment with a picturesque parkland reserve outlook that sits along the east boundary with its majestic red gums and abundant bird life.

The home features three bedrooms, plus a study, the main bedroom has a beautiful bay window, a fully fitted out walk in wardrobe and ensuite. Bedrooms two & three are close to the main bathroom which has bath shower, vanity & toilet.

A flexible floorplan offers formal and informal living areas, the formal sitting room is an elegant room with a cosy open fireplace. The dining room adjoining the kitchen, is spacious enough for a large table, with direct access to the under cover alfresco dining space, perfect for entertaining.

Features are extensive such as timber windows, French doors, lead light feature windows, insulated cellular blinds, quality terracotta floor tiles, 3+ m high ceilings, period cornicing, ceiling roses and arches. Seasonal comforts include ducted gas heating and ducted R/Cycle to all rooms. There is also a ducted vac, 2.5 KW solar power and solar electric hot water.

|               |             |   |        |
|---------------|-------------|---|--------|
| 3             | 2           | 3 | 883 m2 |
| Price         | \$925,000   |   |        |
| Property Type | Residential |   |        |
| Property ID   | 1405        |   |        |
| Land Area     | 883 m2      |   |        |

AGENT DETAILS  
David MacKinnon - 0410556531

OFFICE DETAILS  
Benalla  
0410556531

The kitchen is so well appointed with an abundance of drawers, double stainless-steel oven, gas hob, appliance nook, dishwasher, and a fully equipped butler's pantry.

Exceptional storage throughout, all cupboards are fitted with cabinetry, for linen, sewing and wine. There is even a drying cupboard and storage within the ceiling space. The outdoor areas are at the rear and to the side of the house surrounded with a gorgeous low maintenance garden. Generous vehicle storage with a single carport, single drive through garage and three bay shed.

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