



131 Murray Valley Highway, Lake Boga

## Relaxed Lakeside Living

One of Lake Boga's greatest secrets has been revealed &ndash; and it's been hiding in plain sight for a handful of years. We've all driven past and been blissfully unaware of the magnificent family home discreetly tucked away behind the neat garden bed, the colorbond wall and the high electric gate.

Set right on the preferred western side of the lake, 131 Murray Valley Highway is a near-new family home of four bedrooms (or three and a study/office if you prefer) and all the convenience of modern living including lake views to die for!

With a plethora of contemporary architectural features, the home is quite unique in design and is structured to truly exploit the huge east-facing windows with the pole position views of the cool calming waters of the lake.

Lake Boga itself used to be one of the region's best kept secrets, but no more.

Over recent years the lake has seen a remarkable boom in the property market with literally dozens of new builds and extensive renovation and extension projects dramatically expanding the number of premium homes on the lake.

However, once buyers get their projects completed and they settle into the reality of life in this idyllic setting, very few of them move on &ndash; they simply can't drag themselves away from utopia. Lake Boga is arguably the best recreation lake in South-Eastern

4 2 6

### FOR SALE

Please Call

### AGENTS

John Monahan  
0427 292 965  
jmonahan.admiral@ljhooker.com.au

### AGENCY

LJ Hooker Swan Hill  
(03) 5033 1331

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Australia with its regular oval shape, the gently sandy floor and the absence of snags or other impediments. It is simply a brilliant place to live if you are fortunate enough to be right on the lake with wide easterly views.

The dining area, the brilliant kitchen, the family living room and the master bedroom are all exposed to the premium view, as is the roomy alfresco on the deck facing the water.

The ambience of the central living area is dramatically enhanced by the raking ceiling which floods the space with winter sun via the east-facing clerestory window. The bright, airy communal space sets the tone for your modern lifestyle with joinery and appliances set right to the prevailing lifestyle trends.

And just in case you seek a further living space away from the distraction of the expansive views, there is a delightful additional living space in the centre of the home nestled adjacent to the second and third bedrooms which is a great alternative for a third generation removed from the main living area.

The office/study room is right off the front door and its clever joinery can easily double as the fourth bedroom or even a hobby activity centre &ndash; or a gym perhaps?

The discretion of living between the highway and the lake is cleverly managed by the very expansive shedding complex across the highway frontage which not only provides peaceful privacy but also great protection from the north-westerly weather elements.

And for the tinkerer or car enthusiast, there is carport and shedding for six vehicles, there is also a roomy workshop area with its own toilet facility. Every boy's dream!

But let's face it, the overwhelming attraction is the endless lakeside lifestyle this residence provides. Whilst the fully integrated indoor kitchen/living/dining space is fabulous, it all connects to a brilliant alfresco area with its own external kitchen &ndash; so you can while away your time watching the most brilliant sunsets sipping a cocktail or cold beer on the deck whilst cooking for your family and friends.

All of this is only ten minutes from Swan Hill's central business district and all the shopping, schooling, medical and entertainment options you could possibly need, this home is everything you could wish for &ndash; style, location, functionality and low maintenance.

This brilliant property is available for sale by Expression of Interest with offers closing on February 2nd and inspections are by private arrangement only.

Contact the selling agent John Monahan of LJ Hooker Swan Hill to book your private inspection on 0427 292 965.

## MORE DETAILS

Property ID JHWFCF  
Property Type House  
Including Ensuite  
Study  
Air Conditioning  
Ducted Heating  
Deck  
Dishwasher  
Outdoor Entertaining  
Workshop  
Built-in-Robes  
Remote Garage  
Solar Hot Water

**John Monahan 0427 292 965**  
Licensee | [jmonahan.admiral@ljhooker.com.au](mailto:jmonahan.admiral@ljhooker.com.au)

**LJ Hooker Swan Hill (03) 5033 1331**  
310 Campbell Street, SWAN HILL VIC 3585  
[swanhill.ljhooker.com.au](mailto:swanhill.ljhooker.com.au) | [swanhill@ljhooker.com.au](mailto:swanhill@ljhooker.com.au)



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