

Lake Boga, 7 Dallas Street

Very Tidy Home Landscaping Blank Canvas

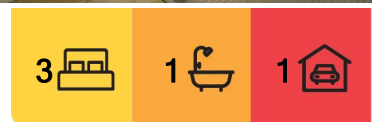
Perched on an elevated site on the fringe of Lake Boga township, this property offers the best of two world's – a compact brick veneer residence that has had a recent makeover, plus a world of opportunity to develop a fabulous outdoor environment in the spacious rear yard.

With new carpet and a full internal paint job throughout, this residence presents as a sweet, ready-to-occupy family home with a roomy living space off the separate entry flowing to the open-plan kitchen and meals area.

Each of the three bedrooms have a built-in robe, and being clustered around the family bathroom the compact floor plan delivers easy, efficient living in this light and bright home. With ducted evaporative cooling to three outlets and a large split unit, coping with the local climate is a breeze.

Perched high on the sandy rise to the western fringe of Lake Boga township, the easterly views in the direction of the lake capture the early morning sun.

The very spacious back garden is almost a blank canvas for the aspiring landscaper



For Sale
Please Call

View
ljhooker.com.au/JF7FCF

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



Disclaimer: 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 Swan Hill
(03) 5033 1331

– a spacious lawn area only, or several themed areas with a vegie patch, kids play equipment, large shedding, the opportunities are endless.

More About this Property

Property ID	JF7FCF
Property Type	House
Land Area	1071 m2
Including	Air Conditioning Ducted Cooling Evaporative Cooling Toilets (1) Workshop Built-in-Robes

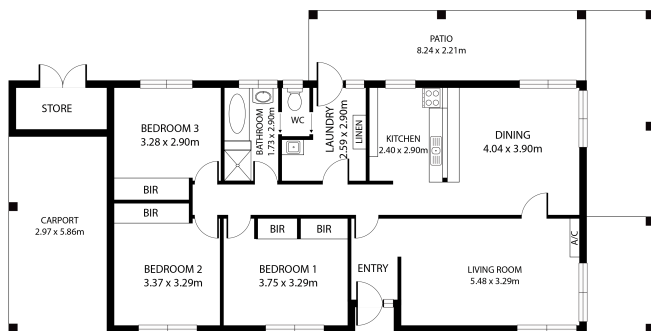
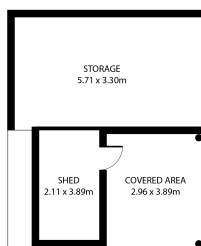
John Monahan 0427 292 965
Licensee | jmonahan.admiral@ljhooker.com.au

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



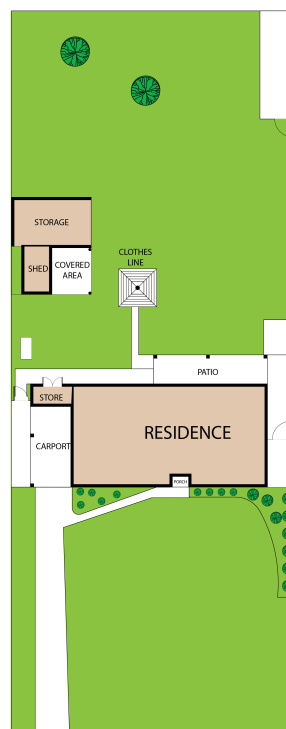
Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Swan Hill
(03) 5033 1331



FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



SITE PLAN

TOTAL LIVING AREA:	(98m ²)
CARPORT:	16m ²
PATIO:	17m ²
STORAGE:	18m ²
SHED:	5m ²
COVERED PATIO:	9m ²
TOTAL SIZE:	163m ²

7 Dallas Street, Lake Boga, VIC,