



## Nyah, 84 Stradbroke Avenue

### Opportunity in the Heart of Nyah

This property offers an exciting opportunity for those seeking convenience and potential. Situated within walking distance to local eateries, the post office, and a bus stop with direct access to Swan Hill, its location is unmatched.

Spread across a generous quarter-acre block, this property provides ample space for various possibilities, whether it's outdoor entertainment, gardening, or future expansion. Calling all tradespeople and renovators, here lies a canvas ready for your creative touch. With some TLC and vision, transform this property into a standout gem in the neighborhood.

Step inside to discover a welcoming front sunroom, inviting natural light to fill the space and create a warm ambiance. The cozy lounge area awaits, complete with a split system for climate control and a woodfire for those chilly evenings.

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**For Sale**  
Please Call

**View**  
[l.jhooker.com.au/JE4FCF](https://l.jhooker.com.au/JE4FCF)

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**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**



The kitchen offers functionality with an impressive freestanding gas cooker, dishwasher for added convenience, and practical vinyl flooring. Its layout caters to both everyday living and entertaining needs.

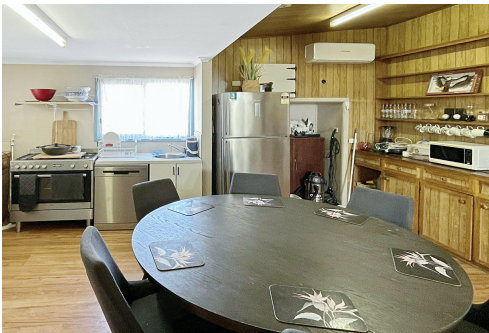
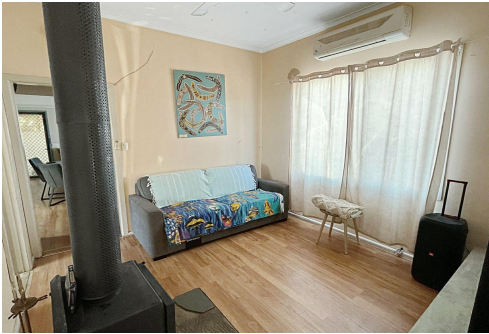
Don't miss out on this rare opportunity to secure a property with endless potential in a prime location. Whether you're looking to invest, renovate, or make it your own, this property offers the perfect canvas to bring your vision to life. Contact us today to arrange a viewing and unlock the possibilities!

## More About this Property

|               |                  |
|---------------|------------------|
| Property ID   | JE4FCF           |
| Property Type | House            |
| Land Area     | 1002 m²          |
| Including     | Air Conditioning |

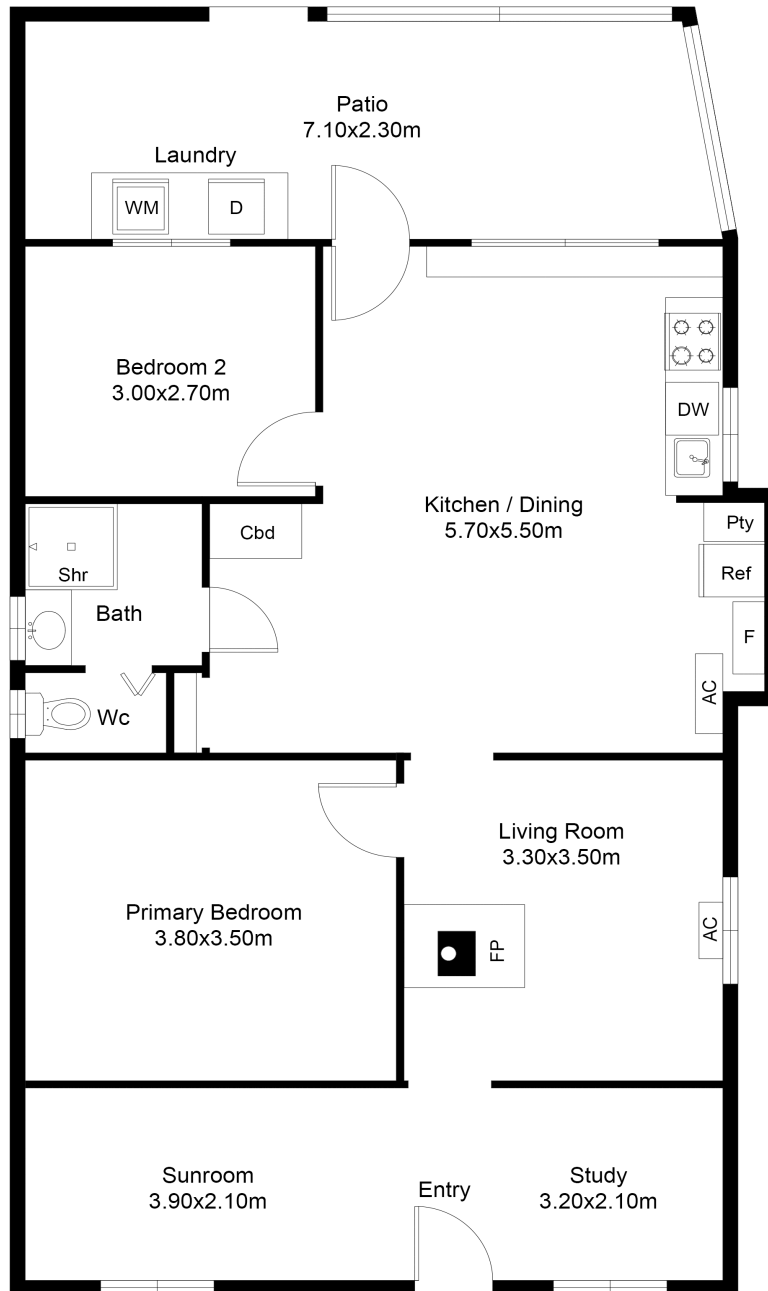
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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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