



## Swan Hill, 1 Cassia Way

Great Family Living, Great Location

Nestled comfortably in a very settled and friendly neighbourhood, this beautifully presented brick veneer home is inviting and easy to live in. Easy to lock up and go away for extended breaks too!

Family living is easy, four bedrooms, a theatre room and open plan kitchen, meals and spacious family room flowing out to the private alfresco in a discrete, low maintenance rear garden.

From the sheltered front entry porch your guest will flow into the light and bright entry foyer, past the theatre room and into the hub of the home, the open plan kitchen/meals area with views through the alfresco to the rear garden.

The family room flows easily from the central hub and completes the lifestyle opportunities most families yearn for. A special feature is the roomy master suite



**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.



**For Sale**

Please Call

**View**

[ljhooker.com.au/JCGFCF](http://ljhooker.com.au/JCGFCF)

**Contact**

**John Monahan**

0427 292 965

[jmonahan.admiral@ljhooker.com.au](mailto:jmonahan.admiral@ljhooker.com.au)

**LJ Hooker Swan Hill**  
**(03) 5033 1331**

at the back of the home, whilst the other bedrooms have views to the north over pretty Cassia Way.

It is literally as good as new and ready for you to move in!

## More About this Property

<b>Property ID</b>	JCGFCF
<b>Property Type</b>	House
<b>Land Area</b>	634 m <sup>2</sup>
<b>Including</b>	Ensuite Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

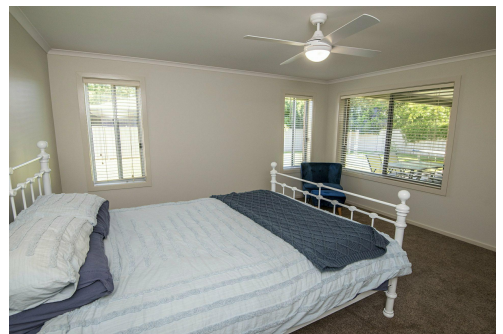
**John Monahan 0427 292 965**

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](http://swanhill.ljhooker.com.au) | [swanhill@ljhooker.com.au](mailto:swanhill@ljhooker.com.au)



**LJ Hooker Swan Hill  
(03) 5033 1331**

**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.



## 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.

LIVING AREA: 195.00 SQM.  
 PORCH: 8.70 SQM.  
 ALFRESCO: 13.75 SQM.  
 GARAGE: 38.81 SQM.

1 Cassia Way, Swan Hill