

## Swan Hill, 2 Dundas Lane

### Location, Style and Ambience

#### Family-Friendly Neighbourhood

An appealing blend of location and lifestyle complements the spacious and stylish design of this three-bedroom home plus study, offering complete practicality and privacy for family living.

Set in a secure neighbourhood close to Swan Hill's major regional park and walking trails this could be your family sanctuary. The rapidly expanding Tower Hill neighbourhood has matured beautifully, particularly for these homes located close to the centre of the development.

Combining a thoughtful and efficient layout with stylish fittings, this open-plan home is light, bright and airy and has two distinct living zones with the adults area across the front of the home and the kids zone across the rear, with wide access to outdoors &ndash; make it



**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**  
\$549,000

**View**  
By Appointment

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**LJ Hooker Swan Hill**  
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yours.

With all the living rooms located down the northern side of the home, the winter sun streams in and the living area also has great exposure to the morning sun via an expansive window to the east. The adult zone across the front of the home adjoins the family areas across the rear of the dwelling with great connectivity to the rear garden.

The corner location provides great opportunity to access the rear yard, possibly for a boat, a caravan or an RV &ndash; what suits your lifestyle on this 695sqatre metre block?

## More About this Property

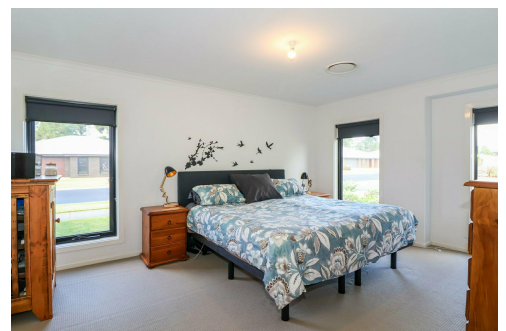
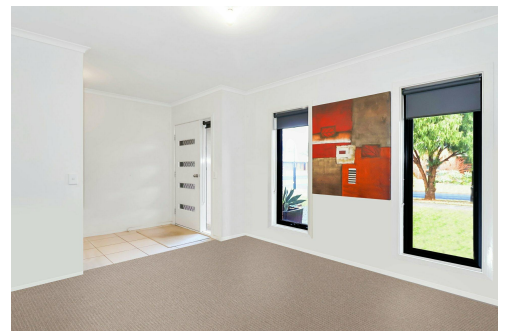
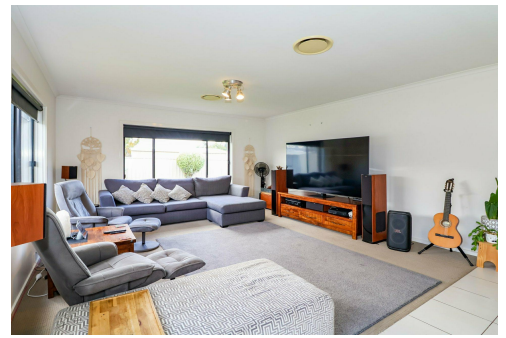
<b>Property ID</b>	JGPFCF
<b>Property Type</b>	House
<b>Land Area</b>	689.7 m2
<b>Including</b>	Study Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Remote Garage Solar Hot Water

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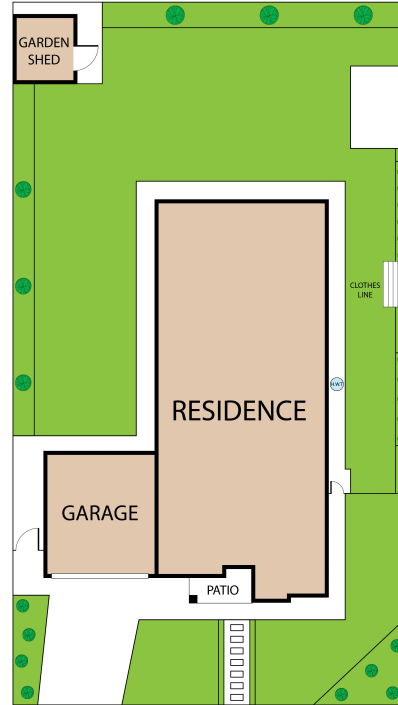


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FLOOR PLAN



SITE 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.

TOTAL LIVING AREA: (174m<sup>2</sup>)  
 PORCH: 4m<sup>2</sup>  
 GARAGE: 37m<sup>2</sup>  
 TOTAL SIZE: 215m<sup>2</sup>

## 2 Dundas Lane, Swan Hill