

## Swan Hill, 2 Mitchell Street

Fully Renovated, Premium Location

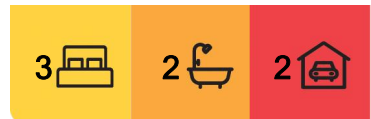
Views over Pioneer Settlement with Privacy

One of the most tightly held neighbourhoods is also one of Swan Hill's most private and discrete. With literally only a handful of properties with direct frontage to the elevated park overlooking the Pioneer Settlement, the chances of you being able to own one of these eight properties is quite rare.

Not only is this location outstanding, but the delightful three bedroom home also has recently had a full makeover with little expense spared. So all you need do is move in, put your feet up and enjoy the view out over the Settlement and Pental Island.

The stone kitchen (complete with rare stone splashbacks), the meals area and the living room all enjoy the brilliant easterly views through wide windows but also connect directly with the rear deck & just wander out with your coffee and the paper, take a seat and enjoy the good life.

The views from inside and out are simply unparalleled in Swan Hill and the location, only a short stroll to Campbell Street, is oh so convenient.



### For Sale

Sale by Auction - Saturday October 5th, 2024

### View

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

### Contact

**John Monahan**

0427 292 965

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

The bathrooms are both fully renovated with floor to ceiling tiles, clear glass shower screens and all the bathroom appointments you could imagine. The creature comforts are fabulous with fully ducted refrigerated air-conditioning throughout and a solar array on the roof.

John Monahan of LJ Hooker Swan Hill invites you to come and see for yourself, and you will truly appreciate one of Swan Hill's best kept secrets.

## More About this Property

<b>Property ID</b>	JEVFCF
<b>Property Type</b>	House
<b>Land Area</b>	619 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Alarm Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels

**John Monahan 0427 292 965**

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

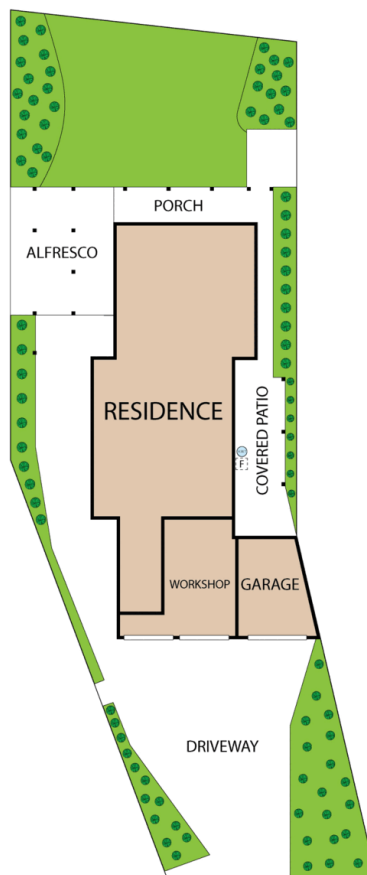
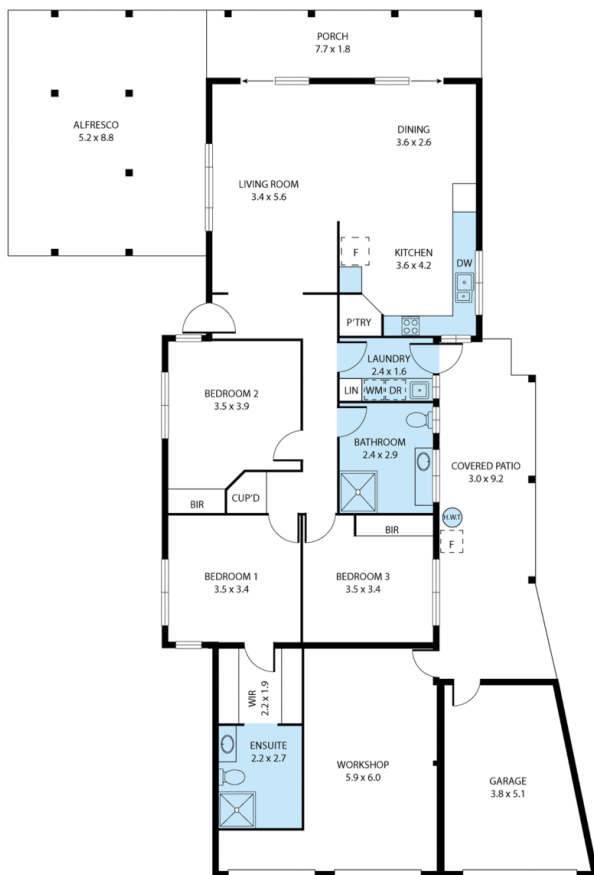
**LJ Hooker Swan Hill (03) 5033 1331**

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.



2 Mitchell Street, Swan Hill 3585  
TOTAL APPROX. FLOOR AREA 156 SQ.M

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.

LJ Hooker