



34 Butterworth Street, Swan Hill

Unique 3 bedroom family home

Very individual design in a secret garden.

Right from the footpath, it is clear this is a one-off in terms of architecture, floorplan and the leafy ultra-private garden. A red brick veneer home of the eighties with shades of colonial and lots of opportunity to play with all aspects of the property.

Stepping through the leafy arbor from the street you enter a secret garden with lush groundcovers, overhanging feature trees and an almost mystical aura.

You are immediately struck by the timeless colonial bar windows and the internal white shutters on every main window which set a tone for the journey of discovery you are embarking on.

Stepping into the front foyer you immediately grasp the uniqueness of the floor plan with 45 degree passageways winding through the home with three roomy bedrooms.

To the right is the dining room in the middle of the home with the lounge overlooking the street, not that the street can see you with the leafy garden foliage from the bay windows across the front facade providing you with privacy and peace.

The galley-style kitchen adjoins the casual family room which in turn flows to the study with its engrossing views over the front garden.

The rear garden is magical in its own right, with a huge outdoor entertainment and alfresco area in the most private of back gardens.

Sure there are a few maintenance matters you might wish to address

3 1 2

FOR SALE

Please Call

AGENTS

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

AGENCY

LJ Hooker Swan Hill
(03) 5033 1331

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.

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and to install your own style but this is a world of surprise just waiting to be discovered.

It's very private, its unique and it's waiting for you – don't hold back.

MORE DETAILS

Property ID	JHYFCF
Property Type	House
Land Area	766 m2
Including	Study
	Ducted Cooling
	Outdoor Entertaining
	Workshop
	Built-in-Robes

John Monahan 0427 292 965

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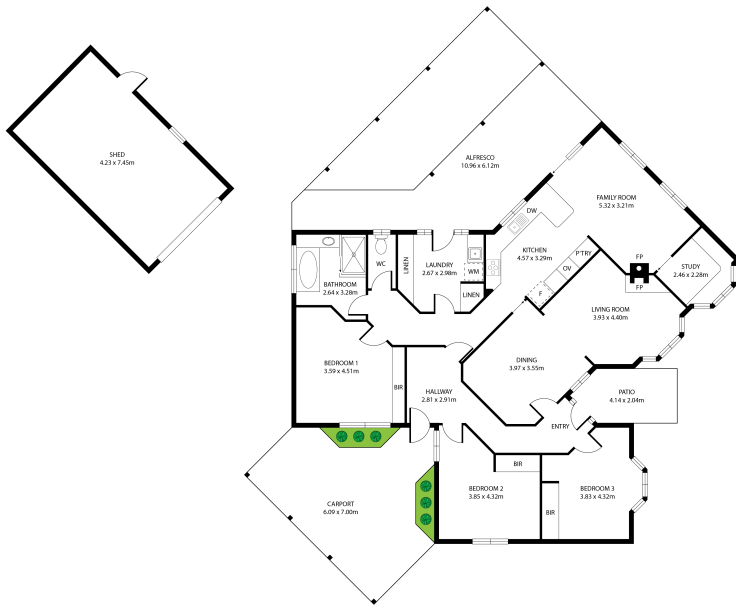
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FLOOR PLAN



SITE PLAN

TOTAL LIVING AREA:	(143m ²)
PATIO:	6m ²
ALFRESCO:	51m ²
SHED:	30m ²
CARPORT:	30m ²
TOTAL SIZE:	260m ²

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.

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