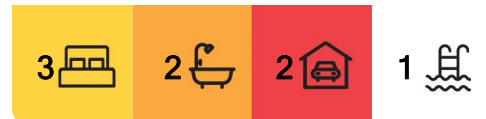




Swan Hill, 349 Beveridge Street

Period Charm, Contemporary Living



For Sale
\$925,000

View
ljhooker.com.au/JEPFCF

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

Very Authentic with High Quality Renovation

Unquestionably one of Swan Hill's most outstanding and authentic residences, Carinya is a captivating period home approaching its centenary, and has never been in better heart.

The street appeal of this delightful family home exudes style, class and character and truly invites you into a beautifully presented living experience.

Once through the automatic front gate, one is visually bombarded with quality features that set this property apart. The sparkling white paint, the gorgeous front and side deck or verandah recently restored with Tasmanian Oak flooring, the colonial bar windows, the timeless architecture and the leadlight window features all combine to create a visual experience that builds great expectations of what lies within.

Once inside the double front doors you will immediately be impressed by the very high ceilings, the light and bright colour scheme and the open plan living that unfolds in front of your eyes.

To the left you are drawn into a spacious formal lounge with a gorgeous ceiling rose and



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delicate chandelier that transports you back to times past. You are also immediately struck by the great storage cupboards and shelves either side of the chimney with it's solid fuel heater that warms the rooms in a way that artificial heating cannot.

The lounge has a large window overlooking the front verandah and garden, but the subtle plantation shutters offer you privacy when you wish.

Retreating from the lounge, the gallery space leads to the roomy and bright dining area with its own great storage spaces and flows seamlessly to the new kitchen with an abundance of drawers, shelves and bench space, with a sparkling central stone island benchtop. The appliances are all top class and the whole configuration is functional, contemporary and of very high workmanship. This space is brilliantly 'on point' with all the ambience and convenience of the most modern home, in this most authentic original dwelling.

The master suite with its high ceiling and walk-through dressing room to the beautifully crafted en-suite is a fabulous parents retreat off the front entry area. The serenity of this space is very relaxing and reflects the very thoughtful approach taken to this renovation program.

Bedrooms 2 and 3 overlook the rear deck with views to the rear garden and each have built-in robes with ceiling fans, and with the sparkling white décor create great personal spaces for their occupants.

The north-east facing sunroom at the back of the home is truly an inspiration which flows out to the slate -floored alfresco overlooking the rear garden and swimming pool.

Located in Swan Hill's residential dress-circle, this is a most desired neighbourhood. No expense has been spared in this inspired makeover and this is clearly a residence for the discerning home owner.

With inspections only by private appointment this is an exclusive property that deserves your inspection if you are a discerning buyer looking for a top quality home in a premium location. Call John Monahan now to ensure you get the opportunity to be its next owner.



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More About this Property

Property ID	JEPFCF
Property Type	House
Land Area	863.38 m ²
Including	Ensuite Air Conditioning Evaporative Cooling Toilets (2) Pool Fire Place Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced High ceilings ceiling roses plantation shutters stone island bench

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Licensee | jmonahan.admiral@ljhooker.com.au

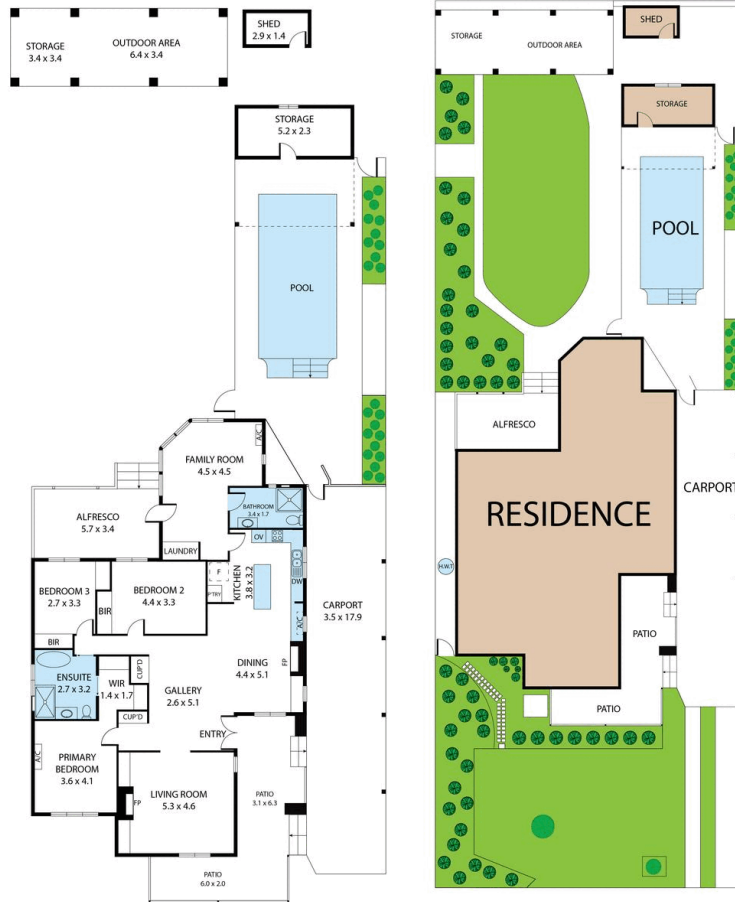
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349 Beveridge Street, Swan Hill 3585

TOTAL APPROX. FLOOR AREA 152 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.

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