



4 Makepeace Street, Swan Hill

4 Bedroom brick veneer family home

Near central location with lifestyle appointments.

Nestled in a leafy wide garden, this roomy home is ideal for the growing family with a great balance of indoor/outdoor living in near-central Swan Hill.

Modern creature comforts are thoughtfully integrated throughout the home, with ducted evaporative cooling to all main rooms, a large split unit air conditioner and five zones of in-floor electric heating provide flexibility and affordability in living the comfortable life you are entitled too.

Whether you're enjoying a quiet evening in the discreet lounge, entertaining friends in the open-plan living area, or relaxing in the filtered light of the paved alfresco area, this home can suit your stylish and relaxed lifestyle.

The master suite has a great connection to the inviting front garden and adjoins bedroom two (or the study, nursery or hobby room) and the other two bedrooms are at the other end of the home to provide that separation and privacy the growing family values. Between the two sleeping zones are the separate but integrated formal living room and the open-plan kitchen/meals/family zone.

This central area is the real hub of the home, and the timber kitchen provides a delightfully appointed catering space with visual

4 2 3

FOR SALE
\$550,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Swan Hill
(03) 5033 1331

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connectivity to the spacious alfresco to the northern side of the home. To top off this great package, there is a large double carport plus a lock up single garage and workshop with a separate storeroom. Only a kilometre from the CBD, and even less to the local shops, schools, childcare and sporting facilities – this location is undervalued? Call LJ Hooker today and get in on the ground floor with this great family home that would also be ideal for the astute investor.

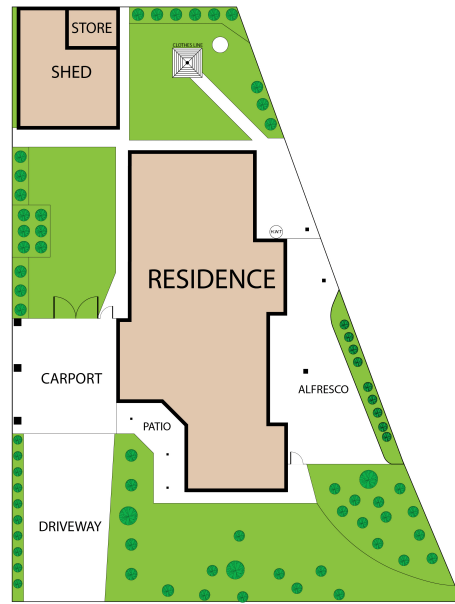
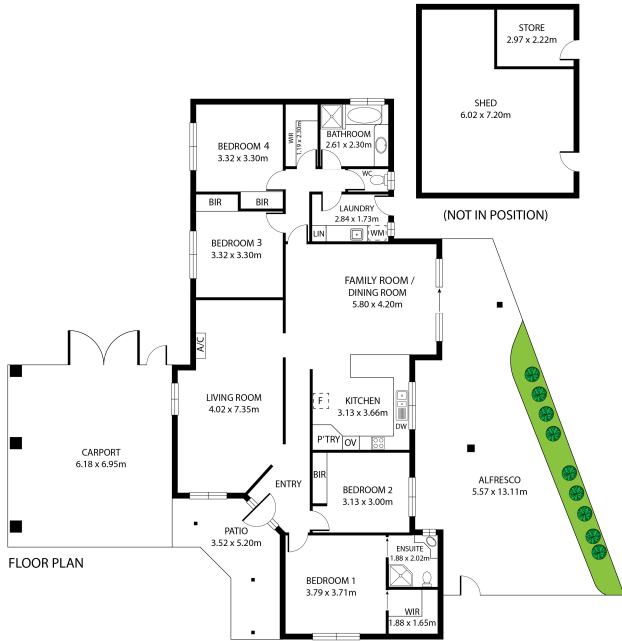
MORE DETAILS

Property ID	JJTFCF
Property Type	House
Land Area	669 m2
Including	Air Conditioning Evaporative Cooling Courtyard Dishwasher Outdoor Entertaining Workshop Built-in-Robes Automatic sprinkler system

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

LJ Hooker Swan Hill (03) 5033 1331
310 Campbell Street, SWAN HILL VIC 3585
swanhill.ljhooker.com.au | swanhill@ljhooker.com.au





SITE PLAN

TOTAL LIVING AREA:	(154m ²)
PATIO:	14m ²
ALFRESCO:	55m ²
CARPORT:	43m ²
SHED:	34m ²
STORE:	6m ²
TOTAL SIZE:	306m 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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