



## Swan Hill, 5 Boys Street

High End Residence, Premium Location

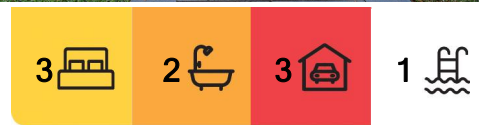
Reward yourself with the ultimate central lifestyle with this superb city residence. This home represents the perfect blend of a quality contemporary makeover in a timeless, crisp architectural skin that reflects the simplicity and style of our regional lifestyle.

This stylish home exudes sophistication from the moment you lay eyes on it. The stunning front fence creates privacy and security for the leafy front garden which leads you into this recently extensively renovated family residence. The spacious family living area includes a gorgeous kitchen/meals/family zone quite separate from the more formal lounge. The superb kitchen is beautifully appointed with crisp white decor, state-of-the-art appliances and a functionality that reflects the entertainment lifestyle of its next owners.

The three bedrooms are all roomy with ample storage, and the family bathroom is very much on-point with current trends, it has genuine wow factor. The clever renovation program has maximised the large room areas, the building orientation and the connection



**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**  
Please Call \_\_\_\_\_

**View**  
[ljhooker.com.au/JE0FCF](http://ljhooker.com.au/JE0FCF)

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

to the outdoors that makes this package special.

There is a superb alfresco area across the rear of the home that exudes comfort and style. The solid fuel heater provides a focal point to the space with an elevated television location that creates the perfect year-round entertaining space for summer Sunday barbecues or Friday night footy gatherings. The glass-fenced swimming pool sparkles invitingly, and the great news is that it is virtually maintenance free. This whole outdoor living zone nestles in a secluded leafy rear garden that provides privacy and substantial shade trees on the western boundary.

And if you have the need to safely house several vehicles, or you like a great lock-up garage, this property is custom-made for you.

Those of you familiar with the Swan Hill property market will know that Boys Street is the epicenter of the residential dress circle - central living simply does not get any better than this.

Agents in Conjunction Noel Watson Real Estate.

For Sale by Public Auction on Saturday May 25 at 10am.

## More About this Property

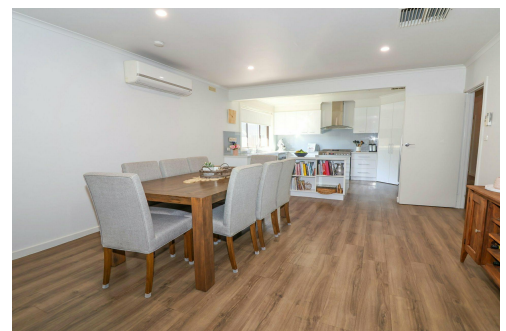
<b>Property ID</b>	JE0FCF
<b>Property Type</b>	House
<b>Land Area</b>	1023 m <sup>2</sup>
<b>Including</b>	Air Conditioning Ducted Cooling Toilets (2) Pool Deck Dishwasher Outdoor Entertaining Built-in-Robes

**John Monahan 0427 292 965**

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

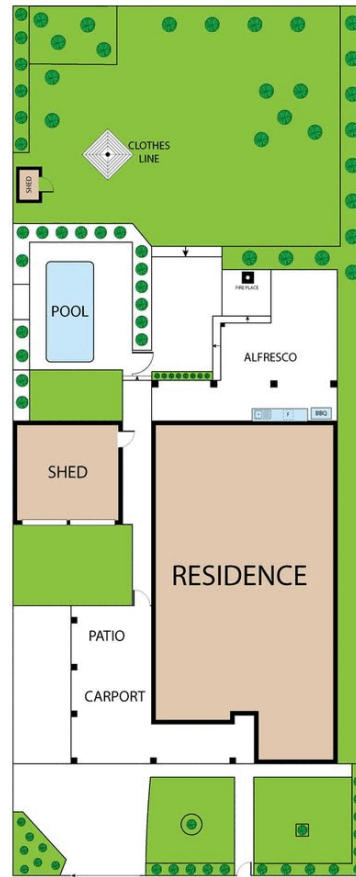
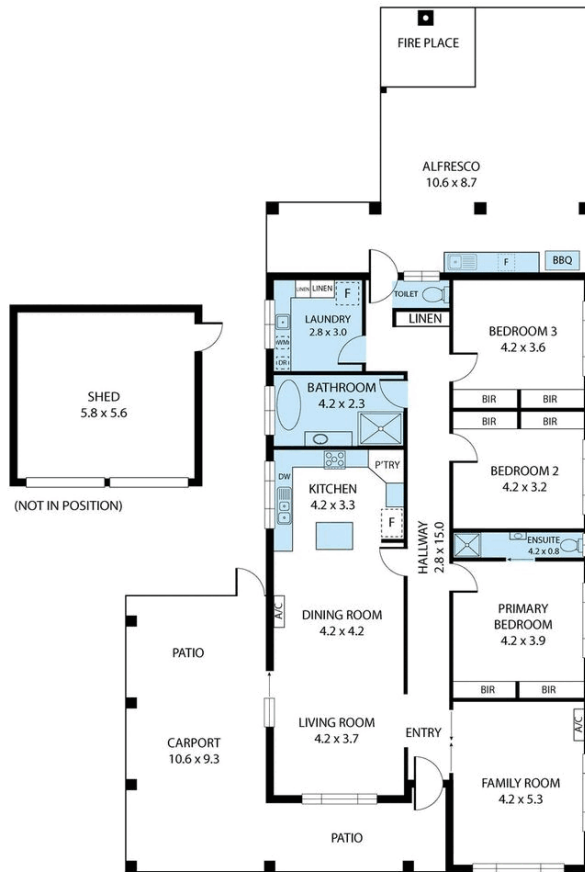
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5 Boys Street, Swan Hill 3585

TOTAL APPROX. FLOOR AREA 174 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.