



5/16 Gummow Street, Swan Hill

## Position is Absolutely Everything

Central Unit Living at its Best

Living in the inner city area comes with many advantages &ndash; proximity to shopping, work, medical facilities, schools and recreation are only some of them. But what about the opportunity to sell the car, improving your fitness by walking short distances frequently and the time savings to spend on your favourite activities, the list goes on. These are but some of the numerous advantages in living where the action is, but there are a few issues that can take the gloss off this lifestyle - like higher traffic noise, a lack of parking and a very denser population with narrow streets. But none of those disadvantages exist at 16 Gummow Street, particularly with unit five, tucked away discretely at the rear of the seven-unit complex.

This high-quality two bedroom unit is open plan by design, with a very private low maintenance rear garden area and a great northern exposure. The build quality is outstanding having been built by Malcolm Heil, one of the region's best regarded builders &ndash; how many more boxes can this property tick?

Whether you are an owner-occupier or a canny investor, this premium property will serve you well, and then some. Being only 200 metres from Swan Hill's largest employer, you will have no shortage of high-earner tenancy prospects and we know the investment sums will be

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**FOR SALE**

Please Call

**AGENTS**

John Monahan

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**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.

 **LJ Hooker**

very sweet here.

## MORE DETAILS

Property ID	JFDFCF
Property Type	Unit
Land Area	205 m2
Including	Ducted Cooling
	Evaporative Cooling
	Toilets (1)
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage

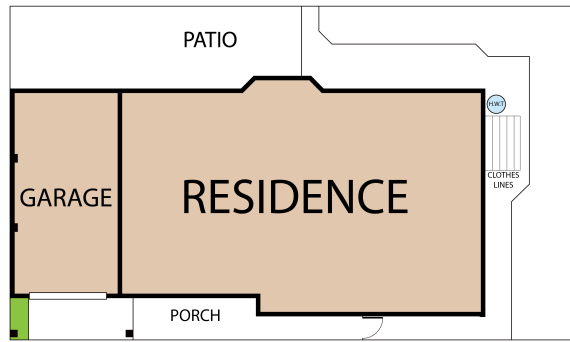
**John Monahan 0427 292 965**

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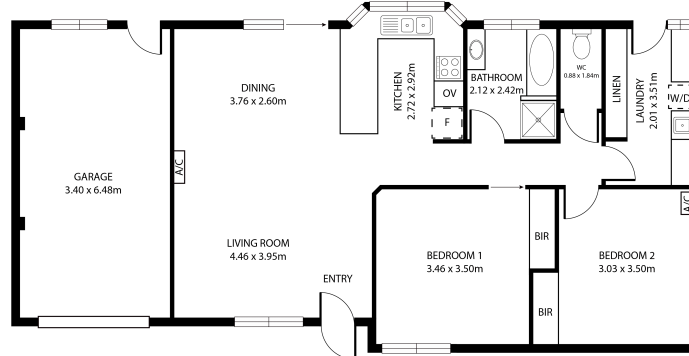
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**SITE PLAN**



**FLOOR PLAN**

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.

TOTAL LIVING AREA: (82m<sup>2</sup>)  
 GARAGE: 22m<sup>2</sup>  
 TOTAL SIZE: 104m<sup>2</sup>

**Unit 5/16 Gummow Street, Swan Hill, VIC, 3585**