



2 Killarney Drive, Swan Reach

COUNTRY LIVING WITH SPACE, STYLE & SPECTACULAR VIEWS

Enjoy the freedom of country living, with room to spread out, space for animals and spectacular views across the Tambo River flats to the rugged limestone escarpment beyond.

Set on 3.8 acres, this substantial ranch-style residence was built by Blay Builders in 2013, with generous proportions, quality finishes and thoughtful extras throughout. Multiple living areas, a well-appointed kitchen and a spacious alfresco create a home equally suited to family life and entertaining, while the established gardens, fenced paddocks and substantial powered barn-style shed make country living all the more rewarding.

The Home

- Generous 43-square residence under roofline, including garage and alfresco, with 2,700mm ceilings and quality upgrades throughout
- Three separate living areas, including a formal lounge, dedicated theatre room and expansive open-plan living
- Substantial kitchen featuring stone benchtops, a large island, Bosch appliances and generous fridge/freezer space
- Additional pantry storage plus a walk-in storage pantry
- Handy servery window connecting the kitchen to the alfresco
- Gas log fireplace for cosy ambiance in winter
- Spacious master suite with generous walk-in robe and ensuite

4 2 5

FOR SALE

\$1,100,000

VIEW

By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



featuring a spa bath and walk-in shower

- Three well-sized family bedrooms, each with quality built-in robes
- Main bathroom with separate bath and shower, plus a separate powder room
- Electric ducted heating and cooling throughout
- Double-glazed windows and extensive insulation for year-round comfort

The Property

- Substantial powered Colorbond barn-style shed measuring approximately 10m x 12m, with three bays
- Secure, dog-proof fencing around the residential area, plus three fenced paddocks
- Two animal shelters with water troughs
- Extensive water storage, including 93,000L, 23,000L and 4,500L tanks, with connecting taps and pumps
- 4.5kW solar system with 12 panels
- Established orchard, fenced vegetable garden and chicken enclosure

MORE DETAILS

Property ID	19DUFBF
Property Type	House
Land Area	1.54 hectare
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Spa
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

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Total Area : 286.79m²



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