



## Nyah West, 121 Nyah West Road

Nyah West meets Tuscany

This charming rural property offers a perfect blend of Tuscan or French country aesthetics with modern amenities, creating an ambiance of sophistication and serenity. Nestled in a tranquil rural setting, this north-facing home is enveloped by expansive verandas, enhancing its picturesque appeal while providing ample space for outdoor relaxation.

The focal point of the home is its inviting kitchen, bathed in natural sunlight, where the warmth of the countryside meets contemporary functionality. Adjacent to the kitchen are two spacious dining areas, offering versatility for both formal meals and casual gatherings. One of these areas could easily serve as a cozy sitting room or a convenient workspace, adapting to the needs of the occupants.

The generously sized lounge exudes comfort and warmth, equipped with both a split system for climate control and a wood heater, ensuring year-round comfort and ambiance. With its ample proportions and inviting atmosphere, the lounge becomes a welcoming haven for relaxation or entertainment.

The bedrooms maintain the grandeur characteristic of the property, providing ample space



LAND 5.27 ha

**For Sale**  
Please Call

**Contact**  
**Jason Iannucci**  
0457 097 825  
jason.swanhill@ljhooker.com.au



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

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for rest and relaxation. Complemented by two elegantly appointed bathrooms, one of which has been recently renovated, the living quarters offer both luxury and practicality. Outside, the property boasts several notable features, including a large covered entertaining area at the rear of the home, perfect for hosting gatherings or simply enjoying the scenic surroundings. Additionally, the property includes a substantial shed with excellent access, ideal for storage or workshop purposes, along with a double garage and rainwater tanks.

The property's 5.3-hectare expanse ensures ample space for outdoor activities or potential agricultural pursuits. Furthermore, the inclusion of 9 megalitres of water provides valuable resources for irrigation or other purposes, enhancing the property's appeal and potential. Overall, this rural retreat offers a harmonious blend of elegance, functionality, and tranquility, presenting an idyllic lifestyle opportunity for those seeking a slice of countryside paradise.

## More About this Property

Property ID	JCRFCF
Property Type	Farmlet
Land Area	5.27 ha
Including	Air Conditioning Evaporative Cooling Fire Place Deck Floorboards Workshop Built-in-Robes Fully Fenced

Jason Iannucci 0457 097 825  
Sales Executive | [jason.swanhill@ljhooker.com.au](mailto:jason.swanhill@ljhooker.com.au)

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



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