

**11 Georges Terrace, Swan Reach, Vic 3903**



**House For Sale**

Saturday, 9 December 2023

**11 Georges Terrace, Swan Reach, Vic 3903**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1153 m2**

**Type: House**



Daniel Schoeman

**\$716,000**

Picturesque Swan Reach is located on the Twin Rivers of East Gippsland – and makes an ideal spot for fishing and boating all year around. This charming property offers an ideal blend of comfort, style, and functionality. Boasting three bedrooms and two bathrooms, this residence provides a perfect haven for families or those seeking well planned living arrangements. Step inside to discover the heart of the home – an inviting open plan kitchen, living, and dining area. The contemporary design seamlessly integrates these spaces, creating an atmosphere of warmth and connectivity. The well-appointed kitchen features a central island breakfast bar, perfect for casual meals. With an electric cooktop and ample cupboard space, this kitchen is a delight, combining both form and function. As you explore the property, you'll be enchanted by the lovely established gardens that surround the home, creating a tranquil and private oasis. Whether you're hosting a barbecue with friends or simply unwinding with a good book, this outdoor area is sure to become a favourite spot. **PROPERTY FEATURES\*** Spa Bath\* Sliding door to alfresco area\* Built in cabinetry in living room\* Two living areas or second could be utilised as a study, built in desk cabinetry\* Double shower in ensuite\* Ceiling Fans\* 2 x split system heating and cooling **OUTSIDE FEATURES\*** Lovely established, low maintenance lawns and gardens\* Vegetable planter boxes\* Large lawn area with tiered retaining wall to rear of property\* Side gated access - perfect for boats and caravans **LOCAL HIGHLIGHTS\*** Swan Reach Hotel - adjacent to the Tambo River\* General Store and Post Office\* Service Station\* Bairnsdale - 20min (approx.) drive\* Lakes Entrance - 15min (approx.) drive Conveniently located in Swan Reach, this property offers the best of both worlds – a peaceful residential setting with easy access to local amenities, schools, and parks. Immerse yourself in the beauty of the surroundings while still enjoying the convenience of modern living. Contact DANIEL SCHOEMAN on 0417 824 769 today to arrange a viewing and experience the charm and comfort that this property in Swan Reach has to offer. Don't miss the opportunity to make this house your home.

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**Due Diligence Checklist** What you need to know before buying a residential property. Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the due diligence checklist page on the Consumer Affairs Victoria website ([consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)). **Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. \*Please note that the image indicating the boundary lines is an estimate only. The actual boundary lines for this property are provided in the Section 32 / Vendor Statement.