

# 117 Tambo Upper Road, Swan Reach, Vic 3903

## Sold House

Saturday, 25 November 2023



117 Tambo Upper Road, Swan Reach, Vic 3903

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 5 m2

Type: House



Richard O'Byrne

## Contact agent

Located on the banks of the Tambo River at Swan Reach, positioned between Bairnsdale, Lakes Entrance and Metung, this wonderful 11 acre property offers the perfect lifestyle. Boasting a 500m (approx.) frontage to the Tambo River where you can catch a big Bream off the bank or jump in your boat to cruise down the river to the Gippsland Lakes. Set on the hill, the large family home features open plan and flexible living spaces with beautiful views overlooking the river & countryside. The kitchen includes gas cooktop, 900mm electric oven and island bench with wine storage, perfect for entertaining. The spacious dining/living area takes advantage of the wonderful views out over the property and down to the river. Year round comfort & climate control are taken care of by the slow combustion wood-fire heater & reverse-cycle air conditioning. The master suite features built-in robes in the bedroom plus walk-in robe through to the ensuite plus parents retreat providing a private space to relax. Two further bedrooms are separately zoned, both with built-in robes and serviced by the family bathroom & separate W.C. A fourth bedroom (or ideal home office) has its own outdoor access. Convenient undercover parking is well catered for with double drive-through carport and double garage & workshop adjoining the house, plus a 4 bay machinery shed. Further shedding is handy for firewood & garden equipment storage. Lovely established gardens include fruit trees and provide screening from the road, ensuring privacy. Further features include:- 2.9kw solar system (generous grid feed-in tariff)- Mains water - 15,000 litres (approx.) rainwater tank storage supplying home, garden & stock trough.- 3 paddocks (9 acres river flats + 3 acres hill country)- Gates for river flat & Tambo River access This fantastic riverfront property offers the perfect rural lifestyle within easy reach of everything in East Gippsland. Contact us today to arrange your private inspection.