

# 195 McCallum Street, Swan Hill, Vic 3585

*bn* BROAD REALTY

## Sold House

Tuesday, 15 August 2023

195 McCallum Street, Swan Hill, Vic 3585

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1169 m2**

**Type: House**



Charlotte Broad  
0411207321

**\$440,000**

A welcoming display of practicality and privacy lies beyond cherished original architecture, as this four bedroom home sits comfortably within an impressive 1,169sqm (approx.) allotment. Relishing recent updates throughout, a relaxed living environment offers a wonderful foundation for those seeking to potentially add value with a secondary dwelling to the rear (STCA). Newly laid carpets and a crisp white colour palette offer cohesion across light-filled interiors as an interconnected layout gracefully merges entertaining space with accommodation. Family considerations are back-dropped by the warmth of an open fireplace, as a front-facing lounge opens to a timber-finished kitchen and meals area. Sitting atop recently laid hard-wearing floors, built-in cabinetry cradles a new Westinghouse electric oven and grill and dishwasher, whilst a breakfast bar balances a wealth of storage including a coffee station with feature lighting. Four bright bedrooms accommodate flexible living arrangements, with a shared bathroom and laundry complete with additional shower and toilet facilities set to the rear. New blinds and evaporative cooling enhances interior appeal, whilst outside, practical storage solutions span two rear sheds positioned amongst an easy-care yard with rear laneway access an appealing feature. Positioned steps to the bus stop, an address of convenience puts Barry Steggall Park, Swan Hill and Swan Hill North Primary Schools and Swan Hill's central township all within close proximity to home.