

**21 Boobialla Drive, Swan Hill, Vic 3585**

*bn* BROAD REALTY

**Sold House**

Thursday, 28 March 2024

21 Boobialla Drive, Swan Hill, Vic 3585

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Charlotte Broad  
0411207321

**\$780,000**

Meticulously crafted to enchant those seeking a life of luxury, this single-level home with a sensational selection of family amenities embraces a modern lifestyle just a stone's throw away from SuniTafe and Barry Steggall Park. Nestled on a manageable 908sqm (approx.) allotment with a generous frontage, uncover a sophisticated family haven tucked behind a sleek facade and established gardens. Designed to fulfil the desires of families with three distinct entertaining zones one set up as your own private theatre room with projector and screen, a junior accommodation wing and a private master retreat, an unravelling of space and light sits between Jarrah timber floors and 9ft feature ceilings. Vast entertaining space is centred by a Caesarstone-finished kitchen with Baumatic 900mm wall oven, 900mm gas burner, Miele dishwasher, and feature lighting. Complementing living and dining space, a central theatre room and fully-enclosed alfresco with heat strips, ceiling fans and built-in cabinetry brings the space for entertaining. Offering the parents the indulgence of a generously-proportioned dual-vanity ensuite and walk-in robe, the master suite is thoughtfully positioned apart from the junior accommodation wing. Here, three bedrooms with ample storage and a central family bathroom create a private haven for the younger members of the household. Complete with a separate study, fresh interior paint and all-new carpet, ducted reverse-cycle heating/cooling, 5.1kW solar system, children's play equipment, low-maintenance garden with automatic watering system, separate caravan/trailer entry with shed, and double garage, this 'just out-of-town' address welcomes an undeniably exciting lifestyle for young families.