

**23 Boree Drive, Swan Hill, Vic 3585**

*bn* BROAD REALTY

**Sold House**

Tuesday, 21 November 2023

23 Boree Drive, Swan Hill, Vic 3585

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 643 m2**

**Type: House**



Charlotte Broad

**\$555,000**

Perfectly crafted for those with refined tastes and an eye for detail, this as-new construction presents comfortable proportions and a string of features ready to elevate a low-maintenance lifestyle. Positioned within Tower Hill, a short walk to the playground, parklands and communal barbecue area confirms a convenient address, only moments from every Swan Hill amenity. Wrapped within hard-wearing floors and neutral interiors, a practical layout zones entertaining and accommodation as the home opens to a free-flowing living and dining space. Drawing the eye to the rear of the 643sqm (approx.) allotment, glass sliding doors welcome views of the yard into the kitchen ensuring meal preparation is an easy task with little outdoor adventurers. Equipped with ample cabinetry, island bench and 900mm freestanding cooker, the kitchen delivers a seamless experience for those with a desire to expand their culinary talents, while a covered alfresco with electric outdoor blinds and tv point takes year-round entertaining outside. Comfort continues across the accommodation, as premium carpet complements each of the three bedrooms, including the primary bedroom with generous walk-in robe and light-filled ensuite with oversized shower. Showcasing a continued colour and material palette, the main bathroom services both family and guests, while zoned ducted reverse-cycle heating and cooling extends year-round comfort. A rear 6 x 7m shed with lean to, a double garage with ample off-street parking and side double gates for rear vehicle access rounds out this sensational foundation for families or downsizers.