

# 36 Coronation Avenue, Swan Hill, Vic 3585



## House For Sale

Tuesday, 9 January 2024

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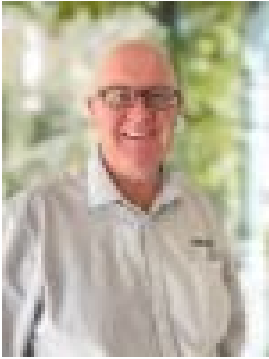
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1194 m2**

**Type: House**



Colin Balcam  
0419203908

**\$595,000**

Spacious brick veneer home in prime southern location overlooking the Swan Hill City Racecourse, in this sought after position. The land is substantial and measures approximately 1194 m<sup>2</sup> with a 35-meter frontage to Coronation Avenue. The brick veneer home with a terra cotta tiled roof includes an entry hall to a spacious L shape lounge and dining room and is mostly in original condition. The large kitchen includes wall oven, hot plates, and a dishwasher, and overlooks the large family meals area with views to the in-ground pool. All three bedrooms are spacious and have BIRs, the bathroom has been renovated. Other features include:

- Ducted evaporative cooling, in floor heating and a split system RC ref air conditioner
- Security blinds
- 20 Solar panels on the roof
- A double carport, and a brick shed
- Gated entry to a long-paved driveway
- Extensive garden area
- IG fibreglass pool