

# 9 Butter Factory Lane, Swanpool, Vic 3673



## House For Sale

Monday, 16 October 2023

9 Butter Factory Lane, Swanpool, Vic 3673

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1962 m2

Type: House



Jenny Gould  
1300222262

**\$395,000 - \$430,000**

Open for Inspection Saturday the 01st of June, 4pm-4:30pm. Please register your interest. This lovely farmhouse style home sits on just under half an acre in a truly amazing setting with beautiful views over lush farmland to the forest covered hills. The tree lined cul-de-sac is also home to the charming Swanpool Butter Factory Antique Centre. It's lucky there is not only a comfortable home but also a large shed and workshop to restore any treasures you find. The home features three generously sized bedrooms; a renovated bathroom plus additional combined bathroom and laundry; an open plan living area and updated kitchen. There's also a large light-filled rumpus room with lovely views over the surrounding farmland. We can imagine some lovely days spent in there watching the neighbouring cattle roam on the lush river flats. Split system, ceiling fans, and a log fire help keep the home warm in winter and cool in summer. Outside, the large yard features some beautiful mature trees and plenty of room for your two and four legged family members to run and play. Swanpool is a vibrant rural hamlet with a licensed general store, primary school, retro style cinema, antique store, sportsgrounds and even a bowls club. Lake Nillahcootie and the Strathbogie State Forest are within easy reach for all your outdoor adventure needs. For shopping and schooling, Benalla is a pleasant 20 minute drive to the North and the booming tourist town of Mansfield just a little further afield in the other direction. You can be in Melbourne within a couple of hours...but not sure you will want to leave this lovely part of the world too often!