

**9 Ellwood Court, Swan Hill, VIC, 3585**



**House For Sale**

Saturday, 12 October 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Down by the river**

Located in a quiet court in popular Federal Square Swan Hill is this three bedroom brick veneer home offering many wanted features found in more expensive homes.

Our Vendor has renovated the home with the addition of a new kitchen and bathroom and up dated the floor coverings, and created a lovely open plan light and airy home.

A lounge room leads to a family room with soaring cathedral ceilings with high set clerestory windows flooding the room with natural light.

The lovely off white kitchen would be a pleasure to create new dishes in and includes an under bench oven, hotplates, dishwasher and a large pantry. the meals area is adjacent to the kitchen.

Other Features include:

\*Three bedrooms (BIR's)

\*Ensuite to master

\*Beautiful new bathroom

\*Ducted evap cooling and two split system airconditioner's

\*Pergola BBQ area

\*Double carport and a brick workshop

\* Solar Panels

\*Easy walk to the Murray River