

Unit 2/59 Wattie St, Swan Hill, VIC 3585

Sold - 7/10/2025

Unit 2  1  1 



## Charming Southern Location

Light-filled Unit in Delightful Setting

This very neatly presented unit is nestled quietly just off the front of this appealing complex, and has the advantage of a spacious, very private rear garden for those with a green thumb or who perhaps enjoy a veggie patch.

The unit has just been freshened up and will meet a market niche for either the owner/occupier or the canny investor.

The lush garden setting provides a great lifestyle feel and really sets this one apart from most two bedroom units, and its southern location ensures a peaceful life just opposite the wide open spaces of the Swan Hill racecourse

The shady verandah across the front of the house provides great views of the private garden from both bedrooms and the living room. The very spacious kitchen/meals area provides great interaction with the great outdoors and the rear garden just yearning for your green thumb.

Even a brief glance at this complex will confirm to you that it comprises mainly owner-occupiers who all take pride in the visual presentation of their units and collectively they create a relaxing lifestyle opportunity for each other.

Among the many features of this inviting property:

- A roomy 10 square floorplan
- A surprisingly large kitchen/meals area
- A very discreet and private front entry
- 2 spacious bedrooms with garden views
- A delightfully shady verandah across the front
- The unit has Recently been lightly madeover
- A roomy rear garden with potential for development
- Split unit air conditioning and ducted evaporative cooling
- Nothing to spend but opportunity to add your own touches
- A private garage off the central driveway

### Listed By

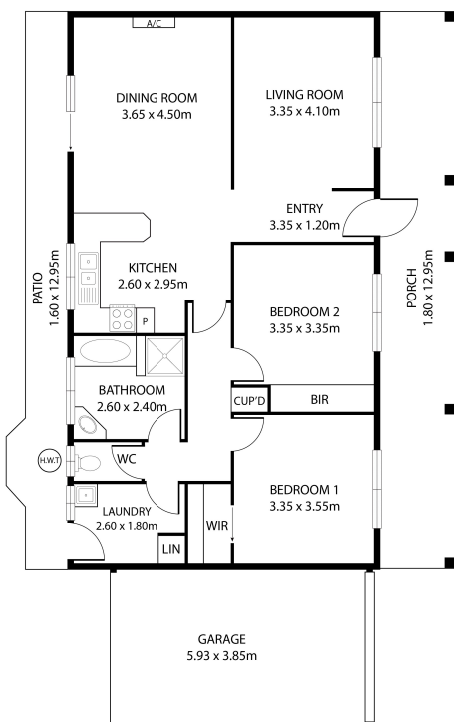
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**Open for Inspection**

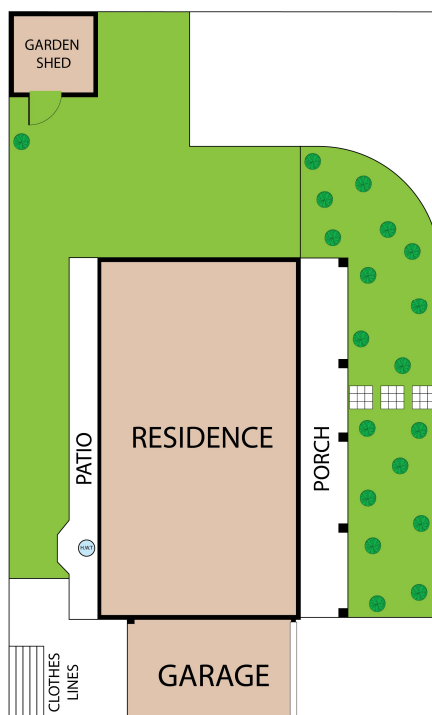
By Appointment.



Floorplan



FLOOR PLAN



SITE PLAN

TOTAL LIVING AREA:	93m <sup>2</sup>
PORCH:	23m <sup>2</sup>
PATIO:	13m <sup>2</sup>
GARAGE:	22m <sup>2</sup>
TOTAL SIZE:	151m <sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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