



16 - 18 Gray St, Nyah West, VIC 3595

Sold - 16/02/2023

House 3  1 



The BEST in Nyah West

Quiet, private and expansive, this half-acre Nyah West property is ideally located close to the centre of town and only a short drive to Swan Hill, and would make for the perfect family home.

Open for Inspection

By Appointment.

Separate to the house off the double carport you will find a brand new games rooms, complete with a potbelly fireplace, a built-in bar with proper taps and mood lighting, as well as a built-in pool cue rack. The room also has a ceiling fan and a split system air conditioner, so you can play games in comfort all year round.

At the other end of the double carport is a shed with concrete flooring and a built-in bench. The shed also has a 10 kilowatt solar system on the roof and three-phase power which is connected to the house.

One of the first things you will notice about the house is the deck and verandah that wraps around the outside that helps to keep inside nice and cool while allowing the natural light in through the large windows.

All recently renovated, the open plan kitchen, dining and living area is quite spacious, and features new carpet and vinyl plank flooring, ceiling fans, a split system and wood heater, as well as exposed timber posts that add character to the space. The kitchen includes an electric oven and cooktop.

Behind the kitchen is the laundry, which has ample storage space. Opposite the laundry is the bathroom, which is quite modern and features a built-in bath, shower, toilet and vanity.

The two downstairs bedrooms are both quite similar in size, with built-in wardrobes, ceiling fans, split systems and new carpet.

Upstairs on a mezzanine level is the spacious master bedroom. As well as a large built-in wardrobe, there is also a separate space with a built-in desk that could be used as a study or converted into a walk-in wardrobe.

Walking out the sliding glass door off the living area, you enter what can only be described as an entertainer's paradise. An undercover built-in barbeque area looks out over the running water feature and fire-pit area, while there is also an outdoor spa and heated pool. Both the spa and pool are properly fenced, and the pool area includes an optional cover over it to keep some of the sun off on those really hot summer days.

Listed By

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Floorplan

