

Sold



96 Swensen St, Horseshoe Bay



Character home & granny flat with pool & big shed on over half an acre

Set on a 2430m2 block, this property offers room for all the family, guests, pets, boats, caravans, kayaks and more!

There's privacy from the street - although there's very little traffic there anyway, and the paved driveway leads up to the weatherboard cottage and detached block granny flat beyond, which form an L-shape around the swimming pool. The design lends itself perfectly to dual living for a family who want to be close but also have separation or would also be great for someone who wants to live in one part and make income from letting the other.

There is side access to the large back yard which has a huge 4 bay shed to the rear, half of which is lock-up garaging, half open covered storage, plus a further carport and lawn locker. The property has lovely mountain views and strategically placed trees for shade and privacy.

A covered paved patio leads you from the driveway to the front door of the cottage off which the laundry, which contains a toilet, is located so that it can be easily accessed by both homes. Light floods into the main living area through the casement windows at the far end and with high ceilings, tongue-in-groove panelled walls and cool slate floors, the room has a delightful character. The kitchen is just to the right and is functional but would benefit from an update whilst retaining the cottage features it benefits from.

The bathroom is the first door to the left on entering the house and the two

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**Price** SOLD for \$570,000

**Property Type** Residential

**Property ID** 939

**Land Area** 2,430 m2

#### Agent Details

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doors to the far left and right lead to bedrooms. On the left, there is a bedroom with large modern built-in-wardrobes which leads through to a smaller room with split system air con and a smaller traditional built-in-wardrobe. This room opens to outside through casement doors and a security screen door - most windows in the property are screened so you can leave the casement windows and doors open to allow the breeze through.

Overlooking the pool, the main bedroom is double length with split system air con and is a beautiful room with lots of light and character, opening up with casement doors to the pool area and to the side of the house.

The inground pool is large and great for kids or just to cool off in summer. There's a huge paved area around it so it's ideal for lounging around and entertaining. There's a large covered raised patio linking the pool and granny flat which has sliding doors opening up onto it from the main bedroom and kitchen/diner. The bedroom is a good size with built-in-robe and box air con and a nice view over the backyard and pool. The kitchen is a full modern kitchen with gas cooktop and underbench oven. The living area is carpeted and has a window onto the pool and access to the bathroom which has a bathtub, separate shower and separate toilet adjacent.

This property offers so much scope for almost anything that you want to do with it and in Horseshoe Bay where you have a beautiful sandy north-facing beach with lots of watersport options, boat ramp, skate park, horse-riding, tennis courts, regular markets and a great selection of cafes, bars and restaurants.

Contact Alex to arrange a private inspection by appointment only as the property is currently tenanted.

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