



# SOLD

## GREAT FAMILY LIVING WITH DUAL OCCUPANCY POTENTIAL!

This modern family home is perched at the top end of a no through road and conveniently located within walking distance to local shops, swimming pool & playground plus bus stop and handy to local schools and kinder. Dual occupancy potential is made possible with separate living downstairs making for a great opportunity to accommodate an elderly family member or perhaps rent out for some additional income as is currently being done by the current owners (approx. \$1300/month)  
 With magnificent panoramic views across to the mountain ranges this property really does offer the complete package.

- Upstairs offers three bedrooms, two bathrooms plus three good sized living areas
- Generous kitchen including corner pantry, gas/electric cooking and dishwasher
- Fully self-contained one-bedroom unit downstairs including kitchen, bathroom/laundry & fourth living area
- Evaporative cooling, gas ducted heating plus R/C split A/C for year-round comfort
- 20 x 5kw solar panels ensure savings on those power bills!
- Remote shutters offer security plus help keep the house warm in winter and cool in summer
- U-shaped north facing verandah plus rear decking
- Plenty of car accommodation including carport and remote lock up garage/workshop
- Ample storage
- Concrete driveway
- Garden has been landscaped to help keep maintenance to a minimum
- Double balcony offering amazing views to the majestic mountain ranges!

**4 BED | 3 BATH | 3 CAR**

**PRICE:**  
\$920,000

**OPEN FOR INSPECTION:**  
N/A



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# 13 Birrarrung Rise, Yarra Junction



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.