3 JANE STREET, YARRAMAN, QLD, 4614









FOR SALE

CHARMING & IMMACULATE HOME – ONLY 2 OWNERS SINCE NEW!

Offered to the market for the first time in many years, this lovingly maintained Yarraman home presents a rare opportunity to secure a property that has had just two owners since new. For the past 37 years, the home has been enjoyed exclusively as a holiday retreat, never rented, and has been exceptionally well cared for throughout.

Inside, the home offers a warm and welcoming atmosphere with two comfortable bedrooms, a cosy lounge room and a separate sunroom providing additional living space. The practical kitchen features a sought-after walk-in pantry, while the bathroom includes both a bath and shower with a separate toilet for added convenience. Downstairs you'll find a laundry, mudroom and generous storage area, adding further functionality to the home.

Property features include:

Two bedrooms
Comfortable lounge plus separate sunroom
Functional kitchen with walk-in pantry
Bathroom with bath and shower plus separate toilet
Electric cooking and hot water
Tank water connected to the kitchen and shower
Town water connected to the toilet and gardens
Town sewerage
Timber stumps
Carport plus single lock-up shed
Downstairs laundry, mudroom and storage area
Option for furnishings to remain with the sale

Positioned on a neat, low-maintenance block, the location is equally appealing. The town's swimming pool, tennis courts, bowling club and sports oval are all conveniently located at the enc of the street, while Yarraman's local amenities—including the bakery, butcher, Bendigo Bank and Police Station—are all just minutes away.

Whether you're searching for your first home, a low-maintenance place to downsize, an

2 BED | 1 BATH | 3 CAR

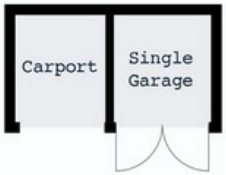
PRICE:
$450,000

OPEN FOR INSPECTION:
N/A



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3 Jane Street, Yarraman





Floorplan is indicative only

@realty

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.

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