



FOR SALE

CHARMING & IMMACULATE HOME – ONLY 2 OWNERS SINCE NEW!

Proudly presented to the market for the first time in many years, this well-maintained home at Yarraman has only ever had two owners and offers neat, comfortable living both inside and out.

Featuring 2 bedrooms plus a cosy lounge and separate sunroom, the home has a warm and welcoming feel with plenty of potential to move straight in and enjoy. The practical kitchen includes a sought-after walk-in pantry, while downstairs offers a laundry, mudroom and additional storage space.

Property features include:

- 2 bedrooms
- Lounge room plus sunroom
- Walk-in pantry
- Bath and shower with separate toilet
- Electric cooking & hot water
- Tank water connected to kitchen & shower
- Town water connected to toilet & gardens
- Town sewerage
- Timber stumps
- Carport plus single car shed
- Downstairs laundry, mudroom & storage area
- Possibility for furnishings to remain with the sale

Set on a tidy block in a convenient location, this is a fantastic opportunity for first home buyers, downsizers or investors looking for a solid and well-cared-for property.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when

2 BED | 1 BATH | 3 CAR

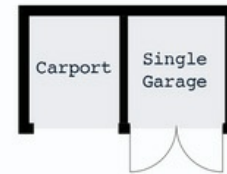
PRICE:
Offers over \$520,000

OPEN FOR INSPECTION:
N/A



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Floorplan is indicative only



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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