

3 JUILLERAT ST, YARRAMAN, QLD, 4614



FOR SALE

HOME ON THE HILL WITH MULTIPLE LIVING AREAS AND PLENTY OF POTENTIAL

Set high on the hill in Yarraman on a 838square metre block, is this 3 bedroom 1 bathroom Tarong-built home.

Featuring a safe and fully fenced backyard, suitable for kids, this home could be the perfect opportunity for someone looking to get into the market without breaking the bank.

With two large lounge rooms, both with side access to the yard, and to the covered porches, the home feels large and spacious.

The kitchen is functional and has been renovated in the past.

The bathroom features a shower and new vanity.

The three bedrooms are good sizes and include fans, built in robes, and carpet.

Paint throughout the house has been recently completed.

Out the front, there's a double car shed with a storage room.

In the back, there's two rain water tanks, a standard sized garden shed, and plenty of shady sitting spots.

This home has lots of potential, could suit someone looking to establish a lovely garden or renovate and add extra value, and must be seen to be appreciated.

Get in touch with Julian Gregson to arrange a viewing of this home.

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

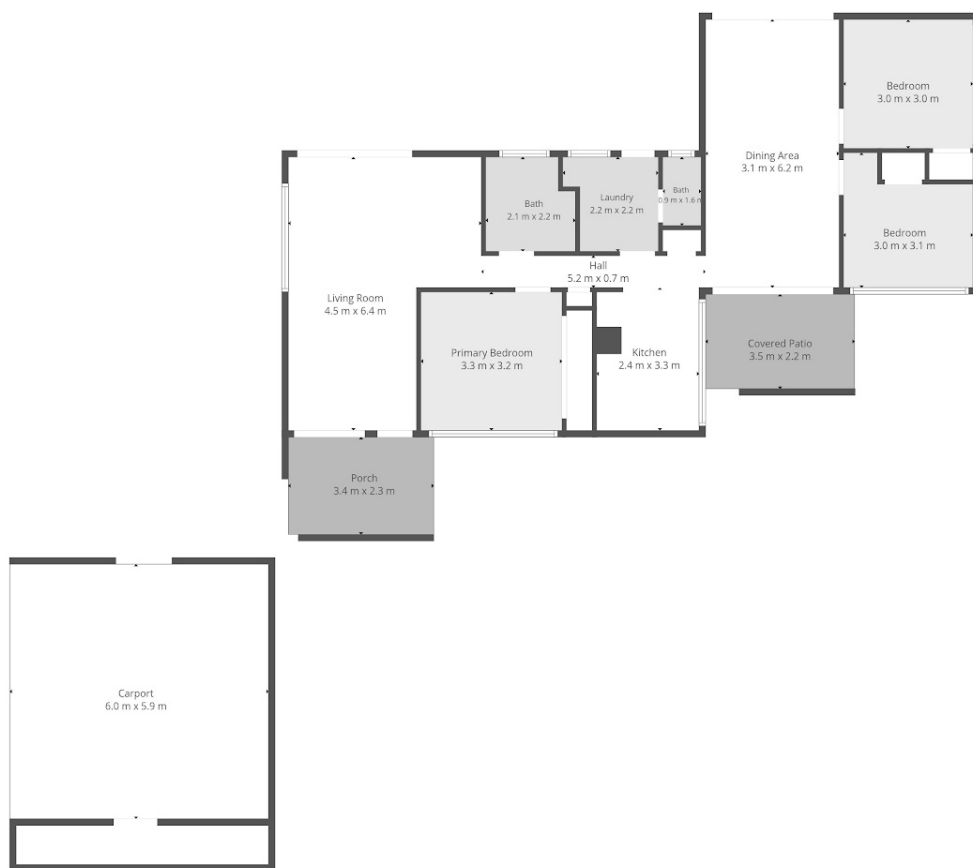
3 BED | 1 BATH | 2 CAR

PRICE:
\$500,000

OPEN FOR INSPECTION:
Oct 17 at 2:30pm - 3:00pm



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TOTAL: 105 m2

1st floor: 105 m2

EXCLUDED AREAS: CARPORT: 36 m2, PORCH: 8 m2, COVERED PATIO: 8 m2,
WALLS: 11 m2

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.