



## 170 PATULLOS ROAD, YANNATHAN, VIC 3981

Enjoy living amongst farming country less the workload

Rural home situated within prime dairy country, a fully renovated 3 bedroom weatherboard residence positioned on 1305sqm of land, surrounded by pastures.

With sweeping views and a large fully enclosed rear yard, complete with excellent dog facilities, man cave and other unique attributes making this property well worth an inspection.

New kitchen with new bench tops & modern white cupboards, gas hotplates & electric under bench oven. Open north facing dining/study area, beautiful dining experiences with serene views to overlooking farmland. Having 2 seperate living areas both large in size, easy flow from kitchen to both living spaces.

High ceilings, new floating timber flooring, carpets, nice large bedrooms, a loft/mezzanine to one. Newly renovated crisp modern bathroom, spacious with storage, freestanding bath. Keeping the old world charm, with all the modern conveniences, 2 x split system air-conditioning, wood fired heating, ceiling fans, newly updated weatherboards to exterior all the hard work has been done. Re wired and re stumped.

Low maintenance easy care gardens, neat as a pin.

**TYPE:** Sold

**INTERNET ID:** 21561774

**SALE DETAILS**

**\$499,000**

**CONTACT DETAILS**

**Jackie Shearer**  
0437 966 769

Entertainers deck thru large sliding doors from dining, large undercover back veranda and carport. School bus network stops at the front door. Only 20 Min's to Pakenham, 25 to Cranbourne and 10 minutes to Longwarry. Easy drive also to Lang Lang available.

Contact Jackie Shearer 0437 966 769

Other features: Built-In Wardrobes,Garden,Secure Parking,Separate Dining

- Land Area 1,305.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Air Conditioning















## 170 PATULLOS RD, YANNATHON

THE FLOOR PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METERS. EXTERIOR ELEMENTS ARE NOT IN POSITION. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.



Under Roof Area 226m<sup>2</sup>  
24.3 Square

