



57 COMMERCIAL ROAD, YARRAM, VIC 3971

CHARACTER COTTAGE WITH STUDIO AND LARGE SHED!

Don't miss this chance to have it all on the north side of Yarram. This two bedroom character filled home is sure to charm you with high ceilings, original timber floorboards, double door lead light pantry, picture railings and wooden sash windows. Only walking distance from Yarram's Medical Centre and the CBD, this little gem with some TLC would make a perfect home, investment property or Air BNB.

Upon entering the property you will find a charming facade, welcoming verandah and gorgeous cottage gardens. It also features the following:

- Warm and cosy lounge area with original floorboards, split system and wood heater
- Functional compact renovated kitchen showcasing a solid blackwood timber island bench, electric appliances and plenty of storage
- Dining area with 3/4 built in wall storage and brick fire place
- Two spacious bedrooms, one with timber floorboards and cupboards, a bathroom centrally located and a second toilet can be found at the rear of the home in the laundry
- Rear verandah overlooking the backyard cottage and veggie garden which is enclosed and would not take much to reopen

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 22475345

SALE DETAILS

\$279,000

CONTACT DETAILS

Elders Yarram (formerly Yarram R.E)

266 Commercial Road
Yarram, VIC
03 5182 6600

Sonya Brown
0427 444 244

- Sun filled studio which could function as a third bedroom, office, gym or just a time out space
- Large shedding (9x12m x 3.6m high) with power, concrete flooring, rear lane access, ample room to fit 4 vehicles, storage and workshop
- Single front garage with secure parking
- Large flat block 1030sqm

Highly sought after character cottages in Yarram do not last long, get in touch today to arrange a inspection!

For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist

Or call us on (03) 51826600

Other features: Close to Schools, Close to Shops, Fireplace(s), Garden, Secure Parking, Polished Timber Floor

- Land Area 1,032.00 square metre
- Building Area: 104.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- 6 car garage
- Air Conditioning





