



## 26 Tom Street, YARRAWONGA, VIC 3730

A Beautifully Preserved Period Home with Modern Comforts.

Positioned in a sought-after central Yarrowonga location, 26 Tom Street presents a rare opportunity to secure a beautifully preserved post-Edwardian residence that seamlessly blends timeless character with thoughtful modern updates.

Rich in period charm, the home showcases many original features including elegant bay windows, intricate leadlight glass, decorative ceilings, ornate cornices, and soaring high ceilings. The traditional red brick facade further enhances its classic street appeal, while a tasteful rear renovation introduces modern comfort and functionality.

The updated rear of the home incorporates a well-appointed kitchen, sunroom, laundry, and family bathroom, all designed to complement the home's heritage aesthetic while catering to modern living. Accommodation is flexible, offering three bedrooms, or alternatively two bedrooms plus a spacious attic ideal as a home office or studio.

Multiple living zones provide versatility and comfort, including a formal dining and living room, a separate sunlit lounge, and a centrally positioned kitchen that connects effortlessly to the rear living spaces.

**TYPE:** For Sale

**INTERNET ID:** 300P183602

**SALE DETAILS**

**\$850,000**

**CONTACT DETAILS**

**Elders Real Estate  
Yarrowonga**

48 Belmore Street  
Yarrowonga, VIC  
03 5743 9500

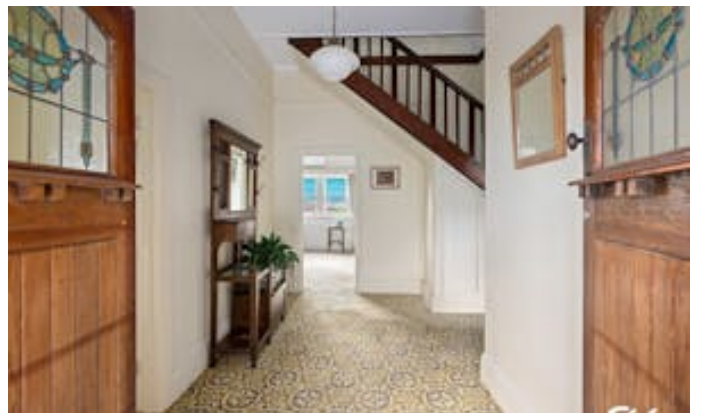
**Xavier Leslie**  
0409 324 037

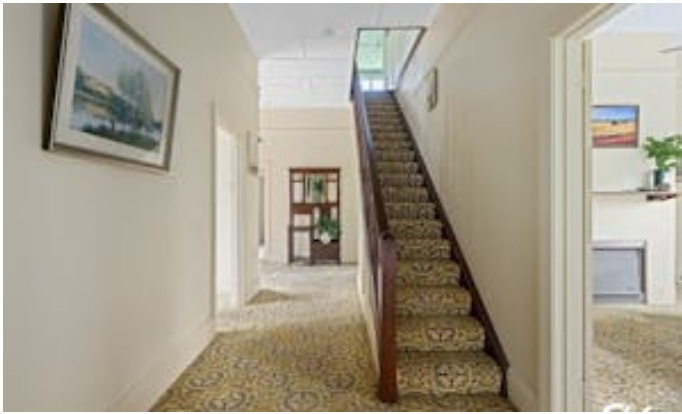
Additional features include split system air conditioning, natural gas fireplace, an open fireplace in the master bedroom, and ceiling fans throughout, ensuring year-round comfort. Externally, the property offers a steel garage/workshop, established gardens, and sits proudly on a generous central allotment of approximately 1,011 square metres.

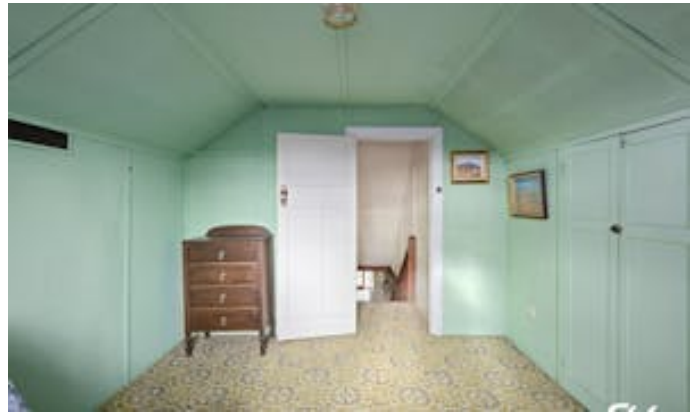
This is a unique offering that captures the elegance of a bygone era while delivering the conveniences of modern living, all within a prime and highly desirable location.

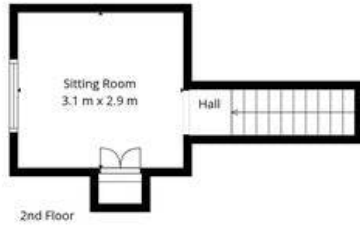
Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Heating, Openable Windows

- Land Area 1,011.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double garage









**TOTAL: 175 m2**  
1st floor: 163 m2, 2nd floor: 12 m2  
EXCLUDED AREAS: PORCH: 14 m2, PATIO: 21 m2, BAY WINDOW: 2 m2,  
WALLS: 13 m2

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.