



## 11 Nicol Street, YARRAM, VIC 3971

### LARGE FAMILY HOME WITH SPACE GALORE

Here is a property that has everything that you will ever need. A solid, double brick, well built, large 3 bedroom home on a 1021sqm block and a rear view that you will never tire of. Located in sought after Nicol Street with rear lane access, this property has got space galore and so much to offer. Located within walking distance to all of Yarram's amenities in a picture perfect setting.

So many features including -

- Modern kitchen with separate dining
- Open plan sitting area with solid wood heater
- Formal loungeroom, carpeted with feature brick wall
- Separate study nook
- 3 bedrooms, main with ensuite and WIR
- Large rumpus room or parents retreat
- Large laundry with sewing room

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:** 43P1313

#### SALE DETAILS

**\$586,000**

#### CONTACT DETAILS

**Elders Yarram (formerly Yarram R.E)**

266 Commercial Road

Yarram, VIC

03 5182 6600

**Jane Tuckett**

0427 826600

- Drive through carport
- 3 car garage with rear lane access
- Large undercover BBQ, alfresco area with bistro blinds
- Small outdoor shed with separate toilet
- Beautiful established gardens with pasture views

This home has so much space, with separate living areas to spread out and accommodate the whole family. There is so much on offer. With beautiful established gardens and rural pasture views you won't want to leave home. This is a package deal with everything that you'll ever want in the one place.

Be quick because you will miss out on this one!!

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 51826600

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Openable Windows

- Land Area 1,021.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Single carport
- Ensuite













