



## 50 James Street, YARRAM, VIC 3971

### MODERN COMFORT, LARGE SHEDDING, BRILLIANT LIFESTYLE

Why build when you can move straight into this immaculate, near-new 6 year old home packed with high-end finishes and standout features! Set on a generous 820sqm (approx) block, this 4-bedroom, 2-bathroom property delivers the perfect balance of style, space and functionality - all in a prime location.

Enter through the big red door and be wowed by this modern, architecturally designed home boasting polished concrete floors, double-glazed windows, and a light-filled layout with two separate living areas plus a dedicated home office. The brick construction is topped off by stunning timber ceilings and the warmth of a wood heater + split system adding a cosy touch to its sleek contemporary design.

The kitchen is a showstopper, featuring induction cooking and seamless flow to the open-plan living and dining zones. The master suite is equally impressive with a large walk-in robe and ensuite with double shower, offering a private sanctuary away from the rest of the home.

So many features, including -

**TYPE:** For Sale

**INTERNET ID:** 43P1645

#### SALE DETAILS

**\$830,000**

#### CONTACT DETAILS

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

266 Commercial Road  
Yarram, VIC  
03 5182 6600

**Jane Tuckett**  
0427 826600

- Charred timber cladding
- Stone benchtops and splash backs
- Large laundry/mudroom/storage
- Walk in butlers pantry
- 900mm Electric Inversion cooktop with range hood

Outside, the value keeps adding up -

- Fully insulated high-clearance shed for the caravan or boat with plumbing, toilet, mezzanine storage, and oversized roller door
- Double garage under roofline with direct access to the house
- Outdoor entertaining area, and fully fenced yard - perfect for families and pets

This home is all about ease, comfort and lifestyle - whether you're entertaining, working from home, or just soaking up the good life... Close to the schools, main street and all of Yarram's amenities.

Start your dream today and move in!!

Reach out to Jane for an inspection on 0427 826 600.

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, Close to Transport

- Land Area 820.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Single carport
- Ensuite









