



87 Nicol Street, YARRAM, VIC 3971

CHARM, SPACE & CENTRAL CONVENIENCE ON A LARGE BLOCK

Positioned directly opposite Woolworths and just steps from Yarram's main street, this spacious four-bedroom, two-bathroom home is bursting with character, functionality, and future potential. Set on a generous 987sqm block, it's the perfect first home or renovation opportunity in an unbeatable location.

With its distinctive cedar front facade and solid concrete construction, the home blends charm with durability. Inside, you'll find two separate living areas, warm hardwood timber floors, and a sunlit dining space complete with skylight and ornate touches. The timber kitchen features slate flooring, electric cooking, dishwasher, and a butler's pantry, offering both style and practicality.

The step-down lounge adds architectural interest, enhanced by a bay window and a split system for year-round comfort. Pull-down stairs provide access to the roof cavity - ideal for extra storage.

Outside, a double carport, fully lined garage with a split system air conditioning and large backyard, with established trees and rear lane access.

TYPE: For Sale

INTERNET ID: 43P1650

SALE DETAILS

\$420,000

CONTACT DETAILS

Elders Yarram (formerly Yarram R.E)

266 Commercial Road

Yarram, VIC

03 5182 6600

Jane Tuckett

0427 826600

Packed with potential and loaded with personality, this is a great opportunity to secure a home with solid bones in a prime Yarram position. Bring your vision and make it your own!

Give Jane a call today on 0427 826 600.

For a Due Diligence Checklist go to: 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 987.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Ensuite







