



16 Collins Court, YARRAM, VIC 3971

EFFORTLESS FAMILY LIVING IN A HOME BUILT TO LAST

This modern 4 bedroom, 2 bathroom large family home built by a master builder just 11 years ago, is impeccably presented and blends timeless quality with modern comfort - and it's ready for you to move straight in and enjoy.

Step inside and be greeted by granite benchtops, a sleek kitchen, and a walk-in butler's pantry that will satisfy even the most discerning home cook. The floorplan offers two spacious living zones - a formal lounge at the front and an open-plan living/dining area that flows seamlessly to a large undercover alfresco - perfect for year-round entertaining.

Stay cosy or cool with a wood heater, multiple split systems, and double-glazed tinted windows for year-round thermal comfort. A solar system and solar hot water add to the home's energy efficiency.

All 4 bedrooms are generously sized, with the main bedroom featuring a full ensuite + WIR, and the two rear bedrooms fitted with near-new split systems for extra comfort.

The double garage offers internal access plus access to the backyard, while an additional single garage + wood shed at the rear adds even more flexibility.

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: Under Contract

INTERNET ID: 43P1652

SALE DETAILS

\$620,000

CONTACT DETAILS

Elders Yarram (formerly Yarram R.E)

266 Commercial Road

Yarram, VIC

03 5182 6600

Jane Tuckett

0427 826600

Set on a generous block, the backyard is secure, family-friendly, and low-maintenance - offering the perfect balance of space and simplicity.

This home is set in a quiet street in Yarram with parkland surrounds.

Features include -

Designer kitchen with granite benchtops & butler's pantry

Two living zones plus large alfresco area

4 bedrooms, 2 bathrooms (main with ensuite)

Wood heater, reverse cycle split systems, tinted double-glazed windows

Solar power and solar hot water

Double garage with internal + backyard access

Bonus single garage at rear

Spacious yard with room to play, grow, or relax

Nothing more to do here - just move in, spread out, and start living the good life.

Give Jane a call today on 0427 826600 to arrange an inspection.

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 861.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Double carport
- Ensuite









