



12 Scott Street, YARRAM, VIC 3971

CONTEMPORARY COMFORT IN PRIME YARRAM LOCATION

Welcome to 12 Scott Street, a beautifully designed home that offers modern living with the charm of a welcoming community. Located in one of Yarram's most desirable streets and surrounded by quality homes, this property combines style, space, and lifestyle appeal.

Built by a respected local builder, the home is set on a generous 774m² block and features 4 bedrooms, 2 bathrooms, and multiple living areas, including a rumpus room for the kids or a quiet retreat. The open-plan kitchen, complete with stone benchtops and a butler's pantry, flows seamlessly into the main living zone, creating the perfect hub for family life and entertaining.

Comfort is assured with split system heating and cooling, quality blinds throughout, and internal access from the double garage. Step outside to an undercover entertaining area overlooking the low-maintenance gardens, while side gate access provides easy entry to the backyard. Double-glazed windows and custom finishes throughout highlight the home's quality and attention to detail.

Positioned opposite a grassland verge, the home enjoys a peaceful outlook, adding to its sense of space and privacy. Just minutes from Yarram's vibrant township, with its

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TYPE: For Sale

INTERNET ID: 43P1665

SALE DETAILS

\$739,000

CONTACT DETAILS

Elders Yarram (formerly Yarram R.E)

266 Commercial Road

Yarram, VIC

03 5182 6600

Sonya Brown

0427 444 244

cafes, shops, and everyday conveniences, and only a short drive to Ninety Mile Beach, Tarra Bulga National Park, and historic Port Albert, this is modern living in a location that offers it all.

12 Scott Street is ready to welcome its next chapter - a home where comfort meets lifestyle.

Call Sonya for an inspection 0427 444 244 - this could be your future home!

For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist

Or call us on (03) 5182 6600.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 774.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Double garage
- Ensuite









