



6 Montgomery Street, YARRAM, VIC 3971

SOLID BRICK CLASSIC

Set on an easy care 645 sqm (approx) block, this spacious and well-built home is perfectly positioned just minutes from Yarram's town centre. Offering a flexible layout and plenty of room for the family, it's ready to move straight in, update, or renovate to your own style.

A beautiful set of period glass double doors opens to a wide, elegant hallway, highlighted by decorative cornices and ample built-in storage. Sunlight filters through to the spacious living room, where modern comfort meets timeless appeal. Enjoy the warmth of a wood fire on winter evenings, complemented by a new split system for effortless temperature control.

The solid timber kitchen offers a classic charm while offering all the essentials for modern living, including electric cooking, a wall oven, dishwasher, and plenty of storage throughout. The adjoining formal dining room provides the perfect setting for family dinners or entertaining guests in comfort. For everyday convenience, a cosy dining nook sits alongside the kitchen, a welcoming spot to enjoy morning coffee or casual family meals.

There are 4 well proportioned bedrooms, 3 featuring built-in robes, while the 4th offers

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: For Sale

INTERNET ID: 43P1680

SALE DETAILS

\$510,000

CONTACT DETAILS

Elders Yarram (formerly Yarram R.E)

266 Commercial Road
Yarram, VIC
03 5182 6600

Sonya Brown
0427 444 244

excellent flexibility as a study or home office. The bathroom configuration reflects the home's original design, with a separate shower room, vanity area, bath, and toilet, complemented by an additional separate toilet for added convenience. A generous laundry and adjoining mudroom provide practical rear access to the backyard, ideal for family living.

Step outside to low-maintenance gardens that surround the property, making upkeep easy. A single brick garage with a concrete floor, power and remote door sits alongside a brick-paved carport and workshop, recently fitted with a new roof for peace of mind. The fully enclosed backyard provides a safe and private space for children to play or for your four-legged family members to roam freely.

Please note: power board has been upgraded and the property comes with a generator.

If you would like to inspect this property, give Sonya a call on 0427 444 244

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

Or call us on (03) 51826600

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

- Land Area 645.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 1
- Single garage







