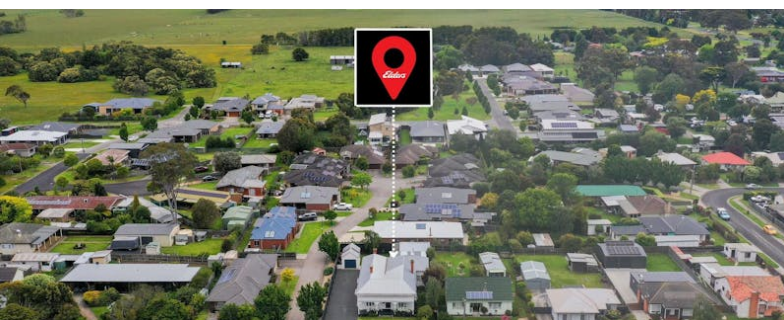




24 Duke Street, YARRAM, VIC 3971

HERITAGE, CHARACTER AND PRESENCE AT 24 DUKE STREET YARRAM

This remarkable property captivates from the moment you pass through the electric gate and approach the expansive driveway. The freshly painted facade presents a striking first glance, highlighted by the charming bull-nose verandah with intricate fretwork, period style windows, and a beautiful front door adorned with coloured stained glass panel.

Tucked away off the main road, 24 Duke Street is a grand five bedroom, two bathroom period residence offering space, warmth and timeless appeal. At the front of the home are two generous bedrooms, each showcasing classic period features. Both rooms include built-in robes and shutters, while the standout detail is the stunning coloured stained glass windows. One of these bedrooms is further enhanced by an open fireplace, adding to the home's traditional charm.

The main bathroom is conveniently located close to the front bedrooms. Central to the home is the well-appointed kitchen and cosy breakfast nook, perfectly positioned for family living. A choice of two inviting living areas offers exceptional flexibility: the main living room features modern storage cupboards with stone benchtops, a wood heater and shutters, while the adjoining family and formal dining room includes a split system and an open fireplace framed by a striking brick feature wall.

TYPE: For Sale

INTERNET ID: 43P1683

SALE DETAILS

\$715,000

CONTACT DETAILS

Elders Yarram (formerly Yarram R.E)

266 Commercial Road
Yarram, VIC
03 5182 6600

Sonya Brown
0427 444 244

Towards the rear of the home are two additional bedrooms, each fitted with built in robes and blinds. The laundry area supports this zone with an extra shower and separate toilet ideal for guests or family members using the back bedrooms.

Step outside through the back door and discover a newly renovated entertaining area and versatile studio. Thoughtfully upgraded, the studio is currently set up as an home office or gym but could easily be converted into a guest bedroom or a teenager's retreat. The outdoor entertainment space boasts new decking, pull down bistro blinds for year round comfort, a ceiling fan and a pot belly heater perfect for all weather enjoyment. Surrounding the home are manageable, well maintained formal gardens at both the front and back, along with a powered garage featuring concrete flooring.

With its blend of old world craftsmanship, spacious floorplan, and considered modern touches, this grand period residence is truly one of Yarram's finest. Homes of this calibre rarely come to market.

Inspection is an absolute must. Call Sonya Brown on 0427 444 244 for an

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

Or call us on (03) 51826600

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

- Land Area 911.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 4
- Single garage
- Floorboards



