



93 Nicol Street, YARRAM, VIC 3971

PERIOD HOME - LARGE BLOCK - CONVENIENT LOCATION

Positioned on an expansive allotment of approximately 1,011m² and offering the added convenience of rear lane access, this charming period weatherboard home presents an exceptional opportunity in a highly sought after, central location, just across the road from the main shopping hub. Upon entry, you are welcomed by a wide entrance hallway, immediately showcasing the home's character with beautiful period touches featured throughout.

While the property would benefit from some attention in areas, it offers outstanding potential for those looking to restore and enhance its original charm. Equally, the generous block size and prime positioning make it an attractive prospect for developers seeking their next project (STCA). Whether you're a renovator with vision or a developer looking to capitalise on location and land size, this is an opportunity not to be missed.

Features:

- 3 Bedrooms
- Living area with wood heater and split system

TYPE: For Sale

INTERNET ID: 43P1714

SALE DETAILS

\$360,000

CONTACT DETAILS

Elders Yarram (formerly Yarram R.E)

266 Commercial Road

Yarram, VIC

03 5182 6600

Sonya Brown

0427 444 244

- Sunroom
- Period glass windows
- Timber doors and picture rails
- Ornate cornices and art deco ceiling roses
- Large shed and wooden shed
- Secure parking

Call Sonya for an inspection today 0427 444 244

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

- Land Area 1,011.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double garage







