



## 49 Rodier Road, YARRAGON, VIC 3823

### Standout property in desirable location

Beautifully presented and thoughtfully designed, this 2014 brick veneer home offers generous space, high ceilings, multiple living areas and a warm, modern feel throughout. With four bedroom options and two separate living zones, it's the kind of home that makes everyday living comfortable and effortless.

Timber look tiles run through the main living and traffic areas, adding style and durability while keeping the home feeling light and fresh. Ducted heating and cooling take care of the seasons, and the 4.5kW solar system, solar hot water and a gas booster helps keep running costs down.

The open plan kitchen, dining and living area is the heart of the home, designed for easy family living with plenty of storage, a double wall oven and a cosy wood fired Coonara for those chilly winter nights. The rear living room is filled with natural light and flows straight out to the huge undercover alfresco - an impressive 11m x 4m space that's perfect for entertaining all year round. A second living room sits privately beside the master suite, giving parents their own quiet retreat.

The master bedroom includes a generous walk in robe and a stylish ensuite with a double shower. The remaining bedrooms are well sized and serviced by a family bathroom, and the large laundry offers excellent storage and practicality.

From the main living area, you can enjoy a lovely outlook toward the Strzelecki Ranges

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**TYPE:** For Sale

**INTERNET ID:** L40351495

#### SALE DETAILS

**\$650,000 - \$695,000**

#### CONTACT DETAILS

**Warragul**

71 Queen Street

Warragul, VIC

03 5622 3800

**Brendon Van Eyk**

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- a peaceful reminder of the home's countryside setting.

All of this sits on a flat, low maintenance block less than 1km from Yarragon's vibrant village, public transport (train and bus), the dog park, school and local community facilities.

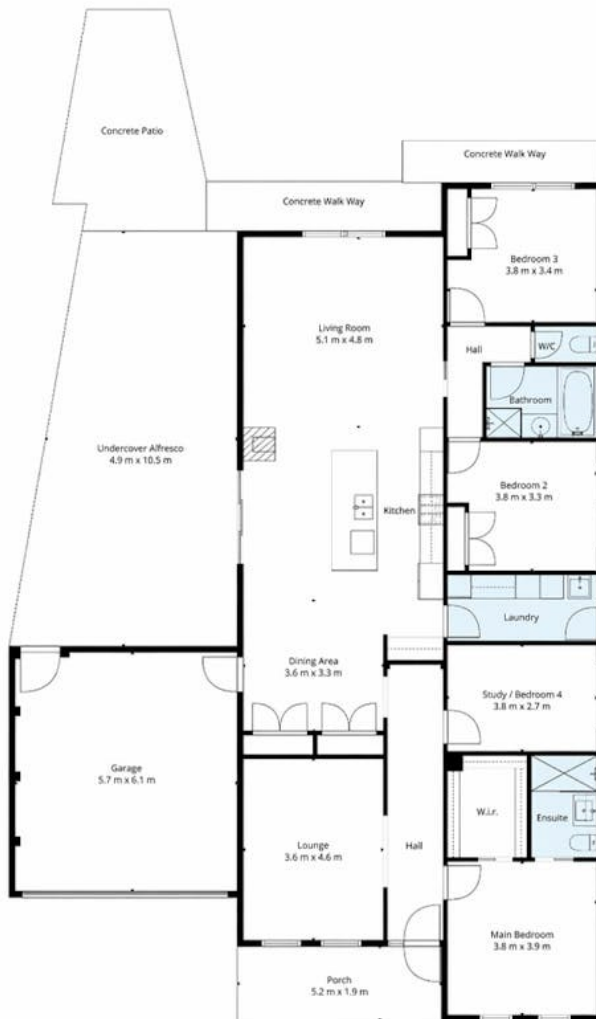
If you're looking for a comfortable, well designed home in a fantastic location, this one is definitely worth a look - reach out today to arrange your inspection.

- Land Area 741.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards









Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

