

13 BURNETT STREET, Yarragon, Vic 3823



House For Sale

Friday, 1 December 2023

13 BURNETT STREET, Yarragon, Vic 3823

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 792 m2

Type: House



Shane Candappa
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\$575,000

Exceptional Opportunity Awaits: 3-Bedroom Gem in Convenient Locale Seize the chance to own this charming 3-bedroom residence, a perfect match for investors or first-time homebuyers. Nestled within a friendly neighborhood, this home is merely a 500m stroll to essential amenities, blending comfort with convenience.

Key Features:

- **Location Perks:** Within walking distance (500m) to local shopping centers, public transport, parklands, sporting facilities and schools.
- **Charming Design:** Exuding character and warmth, this home awaits your distinctive touch. A fresh carpet installation will transform it into your dream abode.
- **Comfortable Living Spaces:** Comprises three generously sized bedrooms, all featuring built-in robes for ample storage.
- **Family Bathroom:** A central bathroom, well-appointed with a vanity, shower, and a bath.
- **Spacious Kitchen:** An open-plan kitchen equipped with modern amenities including a dishwasher, gas cooktop, and rangehood, complemented by extensive storage space.
- **Dining and Lounge Areas:** Dining space and a separate, cozy lounge area for family gatherings.
- **Outdoor Appeal:** Set on a fully fenced, minimal maintenance 792m² block with side access, offering ample outdoor space for activities and relaxation.
- **Additional Amenities:** Enjoy the comfort of ducted heating, the convenience of a single carport, and extra storage with a garden shed.

This property represents a lucrative opportunity for savvy investors or first home buyers. Its proximity to amenities enhances its appeal, whilst offering a blend of comfort and convenience. For more details or to arrange an inspection, contact Shane Candappa at 0419 518 3421. Do not miss this rare opportunity in a prime location! This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at [:https://anz.openn.com/app/p/clk25hd5037t3ljs5710](https://anz.openn.com/app/p/clk25hd5037t3ljs5710) Contact the sales agent IMMEDIATELY to avoid missing out!!!