

**13 LITTLETON STREET, Yinnar, Vic 3869**



**House For Sale**

Saturday, 11 November 2023

**13 LITTLETON STREET, Yinnar, Vic 3869**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 638 m2**

**Type: House**



David Tree

**\$450,000**

If you've been waiting for the right home to get yourself into the housing market, then this may very well be the one! Positioned in a quiet street, with a short easy walk to Yinnar's spunky and artistic main street this home has been well maintained with some ripper improvements. At street level the home sits on a near level allotment with full concrete driveway. The front veranda provides sheltered access to the front door which leads you through to the entrance foyer where you can hang up your coat and begin to enjoy ALL the improvements this home has to offer. The ever-popular open plan living combines the kitchen, meals, and lounge. The home is heated and cooled by a reverse cycle air conditioner with winter warmth coming from the free-standing wood heater. The in-wall oven and in bench cook top are all electric, there is room for a double-sided fridge, twin sink, and breakfast bar. And for those high foot traffic areas, you'll find a newly installed laminate floating floor throughout. All 3 bedrooms have newly laid carpet, built in robes with the master suite having its own walk-in robe and built in robe as well. Don't bother picking up a paint brush, the interior and exterior has just been freshly repainted, so the home is looking smart and sharp. The central bathroom has a separate shower and bath, a new vanity with new tiling done. For the connoisseur who lives to entertain family and friends in all kinds of weather this home will not disappoint. Your first entertaining area is under the span line veranda, the second can be a carport 4.3m x 4.5m but the folks here have taken full advantage of this concreted area and made it into an outdoor area. They have gone even further and turned the garage 6m x 3.4m with its power and concrete floor into an entertaining area as well. The rear yard is fully fenced and completely secure for the k9 member of your family. There is also a wood shed. PLEASE NOTE: This home is currently tenanted to a reliable and house-proud couple and are on a month-by-month basis and paying \$360 per week.