

# 13 Ti-Tree Court, Yarragon, Vic 3823

## House For Sale

Wednesday, 21 February 2024



13 Ti-Tree Court, Yarragon, Vic 3823

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 680 m2

Type: House



Carmen Christie  
0356231222

**\$640,000**

Set in the delightful town of Yarragon, where the Strzelecki Ranges is the scenic backdrop, this neat, tidy property presents a terrific opportunity for a range of buyers. The brick and Colourbond home is positioned on a flat 680m<sup>2</sup> corner block with a beautifully maintained garden featuring weeping birch trees and standard Lilly Pilly. • Ducted heating, a split system air conditioning and ceiling fans for your comfort. • Open dining area and inclusive kitchen with pantry, gas cooktop, electric oven, dishwasher, and breakfast bar. • Light filled family living room. • Main bedroom includes ensuite and walk in robe. • Bedrooms 2 and 3 have built in robes and are serviced by the central family bathroom and separate toilet. • Double lock up garage with direct access into the home. • Side gate access with room for a ride-on mower to get through. • Outdoor blinds to the rear of the home. • Private alfresco area with built in cabinetry and wall mounted T.V. plus additional sealed outdoor space. • Six security cameras for peace of mind for the security conscious. • Eighteen roof solar panels and two garden sheds for equipment storage. • The corner block offers side street access with the ability to park a van, boat, or trailer and room to install a shelter or shed (STCA). • There is a park playground just a stone's throw away at the end of the court. This property is perfectly positioned within proximity to the Yarragon Primary School, Recreational Reserve, parkland, walking track, fenced dog park, train station and the vibrant Yarragon Village shopping precinct. Call our office to arrange your inspection today. A Section 32 Vendor Statement is available upon request.