

# 14 Amaroo Way, Yallambie, Vic 3085

## House For Sale

Tuesday, 19 March 2024

14 Amaroo Way, Yallambie, Vic 3085

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Darren Jones  
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**\$790,000 to \$850,000**

OFFERS CLOSE MONDAY APRIL 15 AT 5:00PM UNLESS SOLD PRIOR

Immaculately presented, surprisingly spacious, and superbly situated on this quiet tree-lined street, this much-loved, one-owner home provides an enticing opportunity in a prime locale. Introducing a classic layout, the light and bright interior offers a spacious lounge that sweeps around to the family meals. Finished with good-looking, hard-wearing laminate timber floors, it stretches out from the well-laid-out kitchen that partners its white appliances with plenty of storage solutions and preparation options. Thoughtfully zoned from the living spaces are the bedrooms. The main enjoys the convenience of an ensuite, while the remaining two share the family bathroom. A paved outdoor entertainment area in the shady rear yard is a welcome bonus for those who enjoy alfresco living. Central to primary, secondary, and pre-schools, a short walk to the bus, local shop, and Yallambie Park Flats, the heart of Greensborough, is just a few minutes away! Brimming with lifestyle appeal, it's the ideal option for astute buyers looking for an affordable entry in a desirable location. Ready to enjoy today, it offers an opportunity to introduce value-adding contemporary enhancements over time. ~ Ducted heating and evaporative cooling ~ Double carport. Shed~ Plantation shutters~ Laundry with fitted storage~ Private rear yard~ Timber laminate floors to dining area ~ Quiet, tree-lined street