

**277 Yallambie Road, Yallambie, Vic 3085**

**Nelson Alexander**

**House For Sale**

Saturday, 15 June 2024

277 Yallambie Road, Yallambie, Vic 3085

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Monica Chen  
0425449968



Nunzio Sulfaro  
0394902900

## **Auction \$890,000 - \$970,000**

Embracing the idyllic park-side setting of sought-after Yallambie, this flexible family home is a prime opportunity to refresh, renovate or relax and enjoy! Gleaming timber floorboards flow throughout the main floor, first featured in the generous L-shaped lounge with room for the whole family to unwind. The separate kitchen/meals has been nicely modernised with pristine benchtops, tiled splashbacks and stainless steel appliances including dishwasher. All three downstairs bedrooms offer wide built-in robes, each sharing the full family bathroom with relaxing spa bath and large separate laundry. Upstairs presents an additional oversized living area, plus access to the private main bedroom with its own walk-in robe and personal ensuite. Entertain friends and family outdoors in the extensive rear pergola, while the detached studio makes for a fantastic office space, home gym, artist's studio or extra bedroom. Further highlights include split system heating/cooling throughout, a garden shed and off-street parking for two in the driveway. Yallambie continues to grow in demand as families flock to its serene tree-lined streets. You're mere footsteps from beautiful local parkland, including trails along the Plenty River with scenic cycling straight down to the Yarra! Walk to bus stops and beloved local schools, or travel to esteemed Viewbank Primary and Viewbank College. Cafés and city trains are mere minutes away in Monty Village, while Greensborough Plaza, golfing on the Yarra, La Trobe University and the upcoming North East Link are all within a moment's reach.