

**3 Herbert Street, Yarra Junction, Vic 3797**

**House For Sale**

Wednesday, 17 April 2024

**Professionals**

3 Herbert Street, Yarra Junction, Vic 3797

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 415 m2**

**Type: House**



Ben Weeks  
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Rose Chafer  
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**\$550,000 - \$600,000**

Epitomising the charm of yesteryear, this circa 100 year old home will capture your heart and its location will appeal for walk to town convenience. Welcomed by a quintessential white picket fence and a bull nosed verandah wrapped around the home, its elegant elements hark to a bygone era that celebrates the modern desire for light filled living with high ceilings and large sash windows. The formal entrance hall is flanked by two spacious bedrooms (the third bedroom is at the rear close by the renovated bathroom) and leads to the central lounge and dining rooms. Here you can be warmed by the wood fires as you relax on the couch, read a book seated on the bench of the bay window, or share a meal with family and friends, then wander out through the French doors to end the night with a drink on the covered deck or around the fire pit under the starry sky. The kitchen is positioned with easy connections to the living area and the back deck, delivering functionality and flair with its unique fit out: a vintage Stanley cooker is set into the old hearth, while a modern oven and a gas 4-burner are set within timber-topped cabinets with a social island at the centre. There is also a separate laundry off the deck, reverse cycle heating and cooling, and the easy-care block of 415m<sup>2</sup> (approx.) provides the perfect opportunity to have your own parcel of land without too much maintenance. Set against the dramatic backdrop of the mountains, it's an easy walk to town about 400m to the main street, with buses, shops, recreation, cafes and Cunningham's Hotel all a few minutes away. Relish the chance to hold this history as your own, refine it with a renovation, and delight in the life you create in this character property. Visit <https://bit.ly/3HERB> for more information.