

**401 Yan Yean Road, Yarrambat, Vic 3091**

**DARREN JONES**

**Sold House**

Saturday, 19 August 2023

401 Yan Yean Road, Yarrambat, Vic 3091

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 12**

**Area: 9430 m2**

**Type: House**



Ashley Croall  
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**\$1,701,000**

SOLD BY DARREN JONES REAL ESTATE. Set well back from the road in peaceful, private botanical garden surrounds mixing established plants, shady trees, lush green lawns and a dam, this superb sanctuary on an easy-to-manage 2.3 acre allotment (approx.) delivers the sought-after blend of living that's country quiet yet city close! Flanked by tall windows taking in the garden outlook from every aspect, the ranch-style residence introduces a large lounge anchored by a woodfire heater complementing it with an expansive open-plan living- meals integrating a kitchen showcasing gloss finished cabinetry. Shady verandas wrap around the house and overlook the sparkling solar heated pool that partners with a spa under an all-weather gazebo for relaxed resort-style living. The retreat-size dimensions of the main bedroom include a walk-in robe and ensuite, with the remaining three bedrooms sharing the family bathroom finished with floor-to-ceiling tiles, a frameless shower and a freestanding bath. A spacious studio with a full bathroom provides options for multi-generational family living or Airbnb income!~ Ducted heating, cooling and vacuum~ 4 car carport with storage under roofline ~ Separate home office (split system climate control) ~ Large garage with fitted shelving, workbench and potbelly heater~ Workshop with shelving and workbench~ Open bay machinery storage~ Three 20 ft containers, two with breezeways ~ Veggie beds and fruit trees~ Water tanks for garden irrigation~ Large dam