

**405-409 Yan Yean Road, Yarrambat, Vic 3091**



**House For Sale**

Tuesday, 21 November 2023

405-409 Yan Yean Road, Yarrambat, Vic 3091

**Bedrooms: 9**

**Bathrooms: 3**

**Parkings: 2**

**Area: 8684 m2**

**Type: House**



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**\$1.5m - \$1.6m**

Sale by SET DATE® Closing Tuesday 19 December at 5:00pm. Be whisked away to an exclusive rural estate yet enjoy proximity to every needed amenity thanks to the character-filled interiors of this homestead-style residence. Occupying a glorious 8684sqm (approx) of sweeping land, with areas of lawn, established greenery and even a whimsical bridge over a tranquil pond, the home offers sprawling spaces complemented by not only a self-contained 2-BR/1-Bath bungalow but also a freestanding studio all adding enormous appeal for multi-generational families or even giving scope to earn an income (STCA). With interiors enhanced by rich exposed brick, this versatile up-to nine-bedroom layout dishes up two sleeping wings that flank inviting living and dining areas alongside a luxury entertainer's kitchen complete with stretches of waterfall stone and premium appliances including a Smeg 900cm oven and matching rangehood. Two sparkling bathrooms in the main home (one ensuite) plus the comfort of ducted heating/cooling, a wood-burner and the energy efficiency of a substantial solar array are further highlights of the property which is embraced by a shady verandah from which there can be no better place to admire your surrounds. Rounded off by a powder room, large laundry and two double garages plus substantial shedding and parking, this taste of rural paradise is less than five kilometres from South Morang's shopping & schooling, close to bus stops and an easy trip to Middle Gorge station.