

41 Frances Avenue, Yarra Glen, Vic 3775



House For Sale

Wednesday, 10 July 2024

41 Frances Avenue, Yarra Glen, Vic 3775

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1026 m2

Type: House



Amy March

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\$1,100,000 - \$1,200,000

Serenely situated at the end of a quiet no-through avenue on a flat quarter acre, this enchanting storybook home delivers a charming rural feel for those craving fresh-air, work-life balance and a peaceful and private setting to escape the rat race. Inviting a sense of quietude and seclusion with lush country style views, the home is just minutes from the bustle of the Yarra Glen township. Expansive, yet warmly welcoming the home can house the largest of families arrayed over two levels and will also appeal to tradies and home business pursuits with its huge double-height garage plus workshop/office. Featuring bathroom facilities, a cosy pot belly fire, drive through access and mezzanine storage, the infrastructure can lend itself towards a studio/man-cave/teen retreat space along with a home business. Additionally, the front of the home is suitable for ample vehicles including a caravan. Under height ceilings and illuminating clerestory double-glazed windows, the beauty of timber-look floors underfoot guides you through a dual living zone layout with French doors that lead to an all-season deck, an arresting space to unwind with a wine at the end of the day. At the heart, a gleaming kitchen impresses with stainless steel appliances; 900mm cooker, dishwasher a sweeping island bench for meal preparation and a lavish walk-in pantry. An adjoining dining area is framed by picture windows that are featured throughout the home. Accommodation is generous and well-conceived with four bedrooms and a family bathroom positioned upstairs including a master with walk-in robe and twin vanity ensuite featuring a luxe monsoon shower. Bedroom two is also of substantial size with WIR. On the ground floor is a fifth bedroom/study plus a powder room ideal for guests or multigeneration living. There are so many options with the sizable allotment, be it to add a granny flat, some fruit and veggie plantings, house a goat, add an additional alfresco space, or simply relax and enjoy the solitude. Offering easy access to Yarra Glen Playground, Yarra Valley Racing Club, The Melba Highway, Healesville-Yarra Glen Road, and Yarra Valley Chocolaterie and Ice Creamery. Located close to Yarra Glen Primary School, Christmas Hills Primary School and Yering Primary School and just an hour from Melbourne CBD. Renowned for its abundance of wineries and restaurants, the area is also a true gem for culinary enthusiasts. At a Glance: • 5-bedroom, 2-bathroom home on a flat 1000m² (approx.). • Four bedrooms upstairs including master with full ensuite and walk in robe. • Second bedroom with walk-in robe and fifth bedroom/study downstairs. • 2 living zones with a chef's kitchen equipped with stainless-steel appliances and WIP. • French doors flow onto a covered deck. • Clerestory double-glazed windows & raised ceiling heights • Huge over-height shed with mezzanine storage, pot belly fire and bathroom plus workshop/storage shed. • Additional off street parking spaces for at least 5 cars. • Drive through access through garage. • Gas ducted heating and split system for year-round comfort. • Under stairs storage. • Freshly painted interiors. • Quiet cul-de-sac setting. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.