

77 Bell Street, Yarra Glen, Vic 3775



House For Sale

Sunday, 23 June 2024

77 Bell Street, Yarra Glen, Vic 3775

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1394 m2

Type: House



Amy March

0456585201

\$750,000 - \$795,000

Superbly located walking distance to town and just 500m from Yarra Glen Primary School, this neat and tidy three-bedroom home shining with potential will suit first home buyers, tradies and visionaries who will be tantalised by the 1394m² allotment (STCA). With fabulous rear access to an enormous 7m x 11m powered shed, there is infrastructure in place for tradies needing secure parking for tools, a workshop or even to operate a business on site and there's ample parking in the long driveway and at the rear for a boat, caravan or even a bus! But it's the scope that really sets this home apart. The immaculately maintained clinker brick classic can easily be transformed into a modern-day beauty with plenty of space to extend the current footprint (STCA) and/or add your own style stamp. The block too is only limited to your imagination depending on your lifestyle needs. Immediately comfortable for the now, you'll love enjoying the stunning elevated, easterly outlook as you decide on any future plans (STCA). Step inside and discover the cosy welcome of a bright kitchen with stainless-steel gas upright stove connected to a sunny meals zone with gorgeous Ranges views to start your day. Downtime can be enjoyed in the comfortable living/dining area and three bedrooms are serviced by a sparkling bathroom with shower and bath plus a separate toilet. Framed by flourishing, well established gardens brimming with an eclectic mix of classics and natives, there's ample space for pottering, play, veggie patches and entertaining with a covered carport/patio at the rear ready for the sizzle of snags come spring. Well located just off the main strip, the home is tucked well back from the road and is walking distance from the town centre where you'll find an IGA, bakery, eateries, post office, medical centre, gym, takeaways and the local pub. You are also afforded easy access to McKenzie Reserve, Yarra Glen Playground, Yarra Valley Racing Club, The Melba Highway, Healesville-Yarra Glen Road, Yarra Valley Chocolaterie and Ice Creamery and Christmas Hills Primary School. Renowned for its abundance of wineries and restaurants, the area is also a true gem for culinary enthusiasts. At a Glance: • 3 bedroom, 1 bathroom home on 1394m². • Three bedrooms (robes in 2) plus a sparkling central bathroom. • Kitchen with gas upright stove and adjacent meals area. • Cosy lounge. • Ducted heating and split system air conditioning for seasonal comfort. • Drive through access to a large shed consisting of 7m x 11m with concrete floor and power. • Double carport/patio, single carport plus ample parking in the driveway and at the rear. • Walking distance to main street, schools and transport. 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.