

9 Yanina Close, Mildura, Vic 3500

Professionals

House For Sale

Thursday, 25 January 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 720 m2

Type: House



Tony Roccisano
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\$750,000 - \$825,000

9 Yanina Close is a colonial residence that you will be hard pressed to find a comparison to. From the moment you enter this property, the feature entrance hallway with its high ceilings to the rich European Oak flooring will leave you impressed. This stylish property nestled in a private cul-de-sac has a unique charm all of its own which sits on a generous 720m² allotment, providing a spacious and comfortable living environment, seemingly a world away from the hustle and bustle of city living. Just a few doors up from tree lined Kiata Park with its abundance of bird life and walking distance to hospitals, doctors, the CBD and schools. The master bedroom welcomes you with a large walk-in robe and a generous ensuite, ensuring your own private retreat while the other bedrooms have built-in floor to ceiling robes. The bespoke kitchen creates a perfect space for culinary enthusiasts. This residence is not only elegant but also practical with natural gas heating, the comfort of multi-zoned air conditioning for climate control tailored to your heating and cooling preferences. Apart from the convenience of a ducted vacuum system, there is also an abundance of linen, laundry and garage storage cupboards ensuring everything has its place. The property includes an automated irrigation system, on-demand gas hotwater, a 5kw solar system as well as a 90m² air cooled garage, where you can store that extra vehicle or boat. During the summer months you can relax in the afternoons on the rear east facing verandah, or in winter you can enjoy the morning sun. Don't miss this opportunity to call this delightful property home.