

# 2/49 Yuille Street, Frankston, Vic 3199



## Unit For Sale

Sunday, 23 June 2024

2/49 Yuille Street, Frankston, Vic 3199

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 208 m2**

**Type: Unit**



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## \$600K - \$660K FHSZ

This well-maintained three-bedroom unit is positioned in a sought-after location central to all major amenities. Downsize without compromise, and enjoy the benefit of living in a serene and comfortable home.

**Key Features\*** Brand new carpet & freshly painted in preparation to welcome the new owner\* The central kitchen is well appointed and overlooks a large designated dining space\* Large designated dining space, perfect for entertaining\* The kitchen offers a gas cooktop, electric oven and ample cupboard & bench space\* A light filled living room enjoys a vantage to the rear courtyard\* A large, paved courtyard soaks in the sunlight & is bordered by established plants\* An appealing indoor to outdoor living arrangement\* 3 spacious bedrooms, all with built-in robes\* A family sized semi-ensuite bathroom offers a bathtub, separate shower and single vanity\* A separate toilet and separate laundry add to the functional appeal of the property\* An oversized double lock-up garage with an automatic roller door with internal access to the property\* A private and secure setting\* Body corporate fee of approximately \$1,450 per year

**Location & lifestyle:\*** Located within the Frankston High School Zone\* Located within the Overport Primary School Zone\* 600m from Frankston Hospital\* 500m to George Pentland Botanic Gardens\* Approx 500m to Foot St shops including cafe's, bakery, convenience & fruit & veg store\* 400m to Frankston Bowls Club\* 150m from the Frankston South Post Office & General Store\* Easy access to Frankston CBD, shops, and restaurants\* Public transport infrastructure at your doorstep\* A relaxed, coastal lifestyle with plenty of recreational activities\* Located at the gateway to the Mornington Peninsula famous for its beaches, wineries and golf courses.

**Additional features include:\*** Large bedrooms\* Large designated dining space\* Split system heating and cooling\* Ducted heating throughout\* Automatic roller door to garage\* Vertical blinds fitted throughout\* Large internal footprint\* North facing aspect with lots of natural sunlight to the unit

This unit is a wonderful opportunity to purchase a fresh, comfortable and low maintenance home that is central to all important amenities.