

SOLD



6 The Falls Rd, Yerrinbool



## GREAT BLOCK – POSITION – COLONIAL WRAPAROUND STYLING

OFF THE BEATEN TRACK, NOT REALLY! – This spacious & desirable 'AUSTRALIANA' family home with all the creature comforts will deliver affordably on a massive well over half an acre / 2500m2 block size with ample scope for full usability & family enjoyment. Street appeal & well set back with super workshop & rumpus area if required alternatively an extra large shed with flexibility & hardstand off street parking.

The layout with two living areas, slow combustion fireplace & full ducted air-conditioning affords all round comfort. All (4) bedrooms with built ins, main with walk in robe & en-suite. The features include desirable wraparound veranda for summertime coolness, PGH sandstock bricks & Colorbond roofing.

A large kitchen area with informal living alighting to formal lounge. With town water connected & filtration mechanism the owners have not spared any expense. With ample garden area to front, rear & to front of block other possibilities, improvements & granny flat accommodation or the like subject to normal local

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<b>Price</b>	SOLD for \$850,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1078
<b>Land Area</b>	2,500 m2

### Agent Details

David Goulding – 0416 042 086

### Office Details

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authority procedures.

In summary – A really nicely located & presented property with a pleasant atmosphere that will meet buyers needs that are seeking space, separation & opportunity, well worth inspecting. Ideal for truckies, tradies etc. Contact David Goulding on 0416 042 086.

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