

5 Yarra St, Echuca, VIC 3564

Sold - 5/01/2022

House 3  2 



Absolute Central Living Lifestyle !

There are a few very important factors that come into play when you are identifying high class real estate. They are attention to detail of the build and overall quality, the features that it has to offer you or your family and finally location. Welcome to number five Yarra Street Echuca, a home that ticks all those boxes! Built by the very proud owners occupying the home currently just a little over ten years ago, I have no doubt that this property will have wide spread appeal to a vast array of buying groups. Comprising of three bedrooms each with their own unique features currently being utilised. The master suite incorporates a walk through wardrobe with 'his and hers' cupboards leading you into a gorgeous en-suite with double vanity and large shower. The second bedroom is set up to be the perfect guest room with its own walk in wardrobe and shared access to the second and main bathroom space, powder room and separate toilet. Bedroom three with its singular robe is currently being utilised as a spacious home office which is becoming all the more common in homes post Covid-19. Privately situated toward the rear of the home the open plan living, dining and kitchen area opens right up before you, bathed in natural light and boasting extra high ceilings really adding to that feeling of space and openness. The formal living area showcases a wall mounted natural gas log fire-place while the kitchen features a stained glass splashback behind the cook-top, stone benches and a huge walk in pantry directly accessible via the laundry interconnecting with the garage. Internally the temperature is moderated by ducted reverse cycle (refrigerated) cooling and heating throughout the entire home. The addition of a 2.5kw solar panel system ensures the power bills are kept nice and low also. Outside you will find a beautiful deck surrounding the home that has just been refurbished and looks sensational. Speaking of sensational, the low maintenance rear yard is bursting to life at the moment with lush established trees providing shade for your entertaining space, and a healthy green lawn to be proud of. Located directly behind the allotment is a very handy rear lane that you can access via a secure gate located in your undercover carport/tool shed. The garage also hides its own surprises with room enough to easily house four vehicles nose to tail securely behind the automatic roller door. And of course what can absolutely not be understated at all is the amazing location of this property. Literally less than 350m (as the crow flies) to the main shopping street of Echuca, less than 200m to 208 Primary School and so close to the Campaspe River reserve and walking tracks this is arguably one of the best areas to live right across the entire township. Surrounded by other beautifully maintained homes in such a quiet street and yet so close to everything, is something I'm sure that we can all agree would be absolutely ideal. This home will not leave you disappointed and you owe it to yourself to arrange a viewing. Private appointments can be arranged by contacting listing agents Beau Lyon and Jessica Cootes.

Open for Inspection

By Appointment.

Listed By
Beau Lyon

Jessica Cootes



Listing Number: 3206531