

**271 North Rd, Yarram, VIC, 3971**

Professionals

## **Acreage Semi-rural For Sale**

Sunday, 3 November 2024

271 North Rd, Yarram, VIC, 3971

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 7**

**Type: Acreage Semi-rural**



Ian Seed

## Unrivalled DUAL RESIDENCE Estate on Acreage in PREMIER LOCATION

Situated on seven acres just outside of the Yarram township, 271 North Road presents a distinctive property opportunity, comprising two residences (cottage and house) along with adaptable facilities suitable for multi-family habitation, investment purposes, or a rural getaway.

The cottage has its own address (271A North Road), and offers a comfortable and practical living environment, including two-bedrooms with BIR, one bathroom with separate shower and separate WC, and along with an ample kitchen and living area. Enhancements such as a new paint finish, a wood heater, and a good-quality electric heat pump hot water system complete this offering. This residence is well-suited for guests, potential rental opportunities (\$280 per week), short-term stays (\$180 per night), dependent persons' accommodation, or personal enjoyment.

The expansive main house offers four generous bedrooms and two bathrooms, and serves as the property's centrepiece. Step inside to the seamless open-plan design for living/kitchen/dining areas and separate study space, creating a true hub for family gatherings and entertainment. The recently updated kitchen features high-grade 'euro' appliances – including commercial oven with induction cooktop and rangehood, and Smeg dishwasher, a butler's pantry, and a built-in vacuum system.

The master suite offers a luxurious ensuite with an oversized shower and separate WC, and the south wing features three additional bedrooms—two queen-sized and one double—served by a newly renovated main bathroom, complete with a spacious shower, fibreglass bath, and ample linen storage. A well-appointed laundry and expansive storage complete the home's interior amenities.

Beyond the living spaces, the property extends its versatility with a large shed/workshop featuring power, partial concrete flooring, and an adjoining carport. A self-contained cabin at the rear provides additional space for a teenage retreat/guest accommodation.

The estate is fully fenced with double perimeter fencing and two dedicated paddocks, making it perfect for equestrian pursuits or livestock, with easy access to local horseback riding trails.

With its thoughtful blend of rural charm, modern amenities, and versatile living options, 271 North Road stands as a remarkable estate, ready to meet a range of lifestyle needs for the discerning buyer.

This property meets all criteria. Contact Professionals Yarram Real Estate for enquiries. We are open seven days per week