



9 Purcell Road, Yea

Integrity



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## NEW HOME ON 1.36 ACRES + SHED, POOL, VIEWS

\*\*\* Private inspections available \*\*\*

This property brings together the best of the best: 1.36 acres, large family home with shedding, and an in-ground pool.

The home is comprised of 5 bedrooms, 2 bathrooms (incl en suite), 2 living zones, full laundry and double lock-up garage.

Built in 2018, the 257 sqm home promotes open plan living, with spacious kitchen / dining / lounge with sliding doors onto the alfresco and in-ground pool. Additionally, there is a separate lounge room with could function as home theatre, rumpus or sitting room.

The master bedroom gives each partner their own walk-in robe, double shower, separate toilet and double vanity. The family

🛏 4 🚿 2 🚿 7 📏 5,498 m<sup>2</sup>

**Price** \$1,250,000 -  
\$1,295,000

**Property Type** Residential

**Property ID** 499

**Land Area** 5,498 m<sup>2</sup>

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra  
Glen

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bedrooms offer a versatile use as study / home office, while all being equipped with built-in robes. Features of the home include LED lighting and double linen press.

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Yarra Valley & Kinglake Ranges

The kitchen has provision for a plumbed in fridge and walk in pantry. Heating and cooling includes 3 split systems, wood heating and ceiling fans as well as thermally efficient toughened Viridian glass.

Externally, the solar-heated salt water pool is contained with a fenced yard, ideal for pets, with a stunning outlook of the hills around Yea. The 9 m x 12 m shed is Aircell-lined and connected to power and water. It has 2 remote-controlled doors with 2.5 m clearance. There is a full paddock on the property reserved for light grazing

This property is the best of both worlds: close to town, but situated in a prestigious new estate with easy access to the Melba Highway, just 1 hr 27 min to Hoddle Street and 105 km to Melbourne Airport.

Text 9PURCELL to 0448 820 022 to register your interest.

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