

SOLD



106 Yarraview Road, Yarra Glen



## Victorian Harkaway with Contemporary Style on Half Acre

Nestled in quiet streets of Yarra Glen is this beautiful residence only 6 years old. With olde worlde Federation charm harking back to yesteryear, you'll feel right at home. Set in an elevated position on an allotment size of 2023m<sup>2</sup>, experience Yarra Valley views and sunsets overlooking farmland and Christmas Hills.

Upon entering you are greeted by a formal hallway leading through the home with a perfect balance of character and contemporary allure. Consisting of 4 bedrooms, 2 bathrooms, rumpus room, hostess kitchen, meals/living area, and laundry. Each room is perfectly proportioned giving off a warm ambience and atmosphere. Some of the many features include full cabinetry throughout, master bedroom with walk in robe and en suite, built in robes, soaring 9 ft. ceilings, ducted heating, reverse cycle split system, oak timber floors, decorative cornices, double linen closets, and plantation blinds, just to name a few. Everything has been thought of and meticulously presented, floor to ceiling tiles in bathrooms, high quality integrated and

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	94
<b>Land Area</b>	2,023 m <sup>2</sup>

### Agent Details

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### Office Details

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Yarra Valley & Kinglake Ranges

stainless steel appliances, and full butlers pantry with sink, stone benchtops, and 2PAC soft closing drawers.

Externally as you open the double French doors you fully appreciate all the intricate work that has gone into the construction. With hardwood architraves, classic timber fretwork, under floor insulation and scenic Merbau decking looking over the backyard, it will be the envy of friends and family to host your own gatherings. Car accommodation comprises the enormous 8m x 16m garage, custom built to match the home. Constructed in sturdy Weathertex board, lined plastered and insulated, with traditional double hung windows, and attic, it becomes a multifaceted use space. Whether it be for cars/workshop, or convert the space into a studio or retreat, the options are endless. The 6m wide roller door is remote controlled, the slab is reinforced, and has facility for compressor and TV. Your peace of mind is assured with a LiveView 4 camera system with remote access to keep an eye on the house, garage and grounds whether at home, or away.

The rest of the property has been well thought of and completed with landscaping, veggie patch, orchard trees, and extensive yard fully fenced for children to play. Within close proximity to schools, transport and amenities of the Yarra Glen township, the property is a complete package offering you a regional lifestyle with urban convenience. Inspect by private appointment today.

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