









## 303 Yarrowee Parade Redan VIC

Convenient, comfortable and spacious inner city sanctuary awaiting many options for development (stca) or extension. Well located only minutes to the centre of town, in a quiet cul de sac adjacent to the Yarrowee River, Wallaby Track and Redan Wetlands, this wonderful opportunity comprises a low maintenance 1980's brick veneer, with aluminium windows and offers 3 bedrooms with BIRs, and very spacious living areas. Approx 16sq of family living in a home that is ready to occupy now but also offers loads of opportunity for extension to your future needs. Ducted heating, perfect presentation, and a delightful easterly outlook from a small timber deck overlooking extensive gardens - it really is an inner city sanctuary. Double garage, with craft room/workshop/bungalow attached, dual access block well positioned to shopping, schools, transport and all things city but with a real sense of country living. Be quick: properties with this potential are very desirable and

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**Price** : \$ 408,000 **Land Size** : 1550 sgm

View: https://www.doepels.com.au/sale/vic/ballara

t-western-district/redan/residential/house/61

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John Morris 03 5331 2000



Tony Lockyer 03 5331 2000

## TOTAL LIVING AREA: APPROX. 12.9 SQ



## DISCLAIMER:

