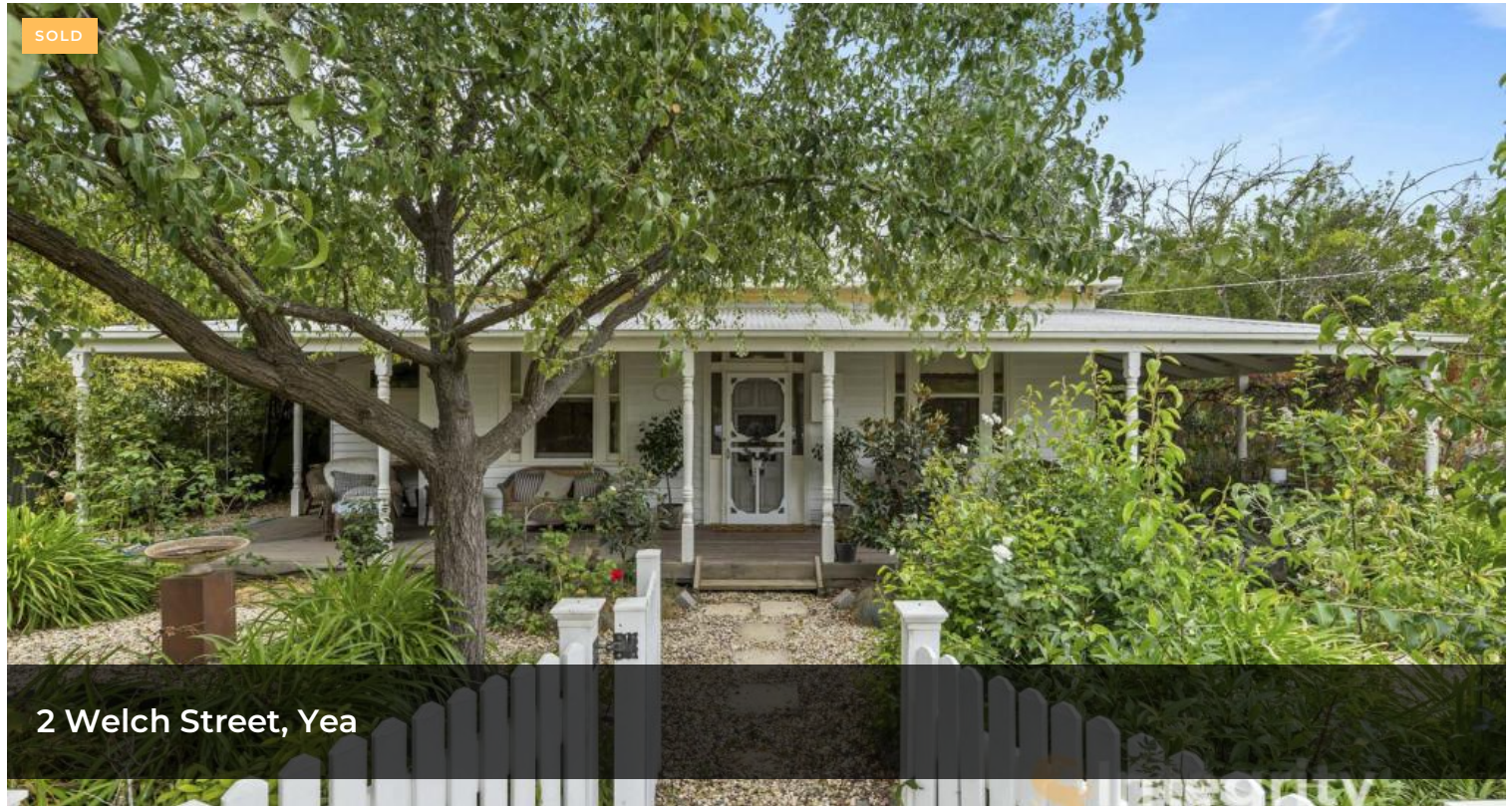


SOLD



2 Welch Street, Yea



## Experience Country Living at its Finest with this Renovated Cottage

Looking for a charming, character-filled home with a country ambiance?

Look no further than this beautifully renovated Cottage! Built between 1915-1920's, this property boasts three bedrooms, two bathrooms/ensuite, and two car spaces. You'll love the extensive veranda with multiple seating areas, perfect to enjoy the established garden which features crepe myrtles, camelias, roses, magnolia, olives, and cape chestnut.

Step inside through the leadlight glass front door and admire the character features including Baltic Pine floorboards, high ceiling, sash windows, and French doors.

The main bedroom with its garden views, has a built-in robe, ensuite and open fireplace. Across the hall is the 2nd bedroom, a peaceful space again with views into the front garden. The 3rd bedroom, which is carpeted, has an open fireplace, blinds, ceiling fan, and includes a bookcase.

 3  2  2  563 m2

**Price** SOLD for  
\$682,500

**Property Type** Residential

**Property ID** 262

**Land Area** 563 m2

### Agent Details

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### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

The kitchen, dining and lounge space is open plan with the kitchen offering a walk-in pantry, gas stop top with electric oven, while the dining area features a large decorative mirror on the wall reflecting the garden. The lounge exudes warmth with carpeting and a log wood fireplace. Push of the button heating and cooling is also offered for this space via the reverse cycle system.

This open plan space is abundant with soft light filtering in through the 3 French doors from the deciduous vine screened veranda.

The main bathroom, which is also accessible from the 3rd bedroom, is a light filled space with shower over bath and toilet; the laundry is also situated within this bathroom - with a farm-style laundry sink and space for a washing machine and possibly a dryer.

From the mudroom, exit out the rear door onto separate veranda and securely fenced garden. In this space, you'll also find a tool/storage shed and water tank.

Conveniently located on a corner block and within walking distance to Yea Primary School, Railway Park and playground, and Yea Swimming pool; access to the Great Victorian Rail Trail is within Railway Park.

Don't miss your chance to own this unique, character-filled cottage in a serene country setting. Contact us today to arrange a viewing.

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