



20 Channel Road, Mount Evelyn

Integrity



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## LIFESTYLE CLOSE TO SHOPS < 1/4 ACRE

Conveniently located near desirable Mount Evelyn's cafes, shops and public transport, this property is a showstopper.

Beautifully renovated while maintaining the character charm of exposed beams and timber floors, this 4 bedroom, 4 bathroom property intentionally prioritises family living / entertaining and low maintenance. Providing 3 ensuites, built-in robes, and 3 kitchens this property brings out the best in family living.

In addition, the property has been landscaped to provide ample car parking and access, providing triple lock-up garage (8 metres frontage and internal access) plus carport and plenty of gravelled car spaces. There is a stone paved alfresco and a large deck for entertaining, maximising the use of the generous block just under 1/4 acre.

- + Walk-in robe and ensuite to master
- + Built-in robes to master bedroom

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<b>Price</b>	\$1,000,000
<b>Property Type</b>	Residential
<b>Property ID</b>	606
<b>Land Area</b>	896 m2

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

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

**Integrity**  
Yarra Valley & Kinglake Ranges

- + Reverse cycle and ducted air conditioning
- + Ceiling fans
- + 6 panel solar system
- + nbn fibre to the node broadband internet
- + 3 phase power
- + CCTV Alarm System
- + Shed storage

If you are searching for a high value corner block, walking distance to shops, cafes and Mt Evelyn's vibrant main street, nearby walking trails, schools and public transport, this is your opportunity.

Text 20CHANNEL to 0448 820 022.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.