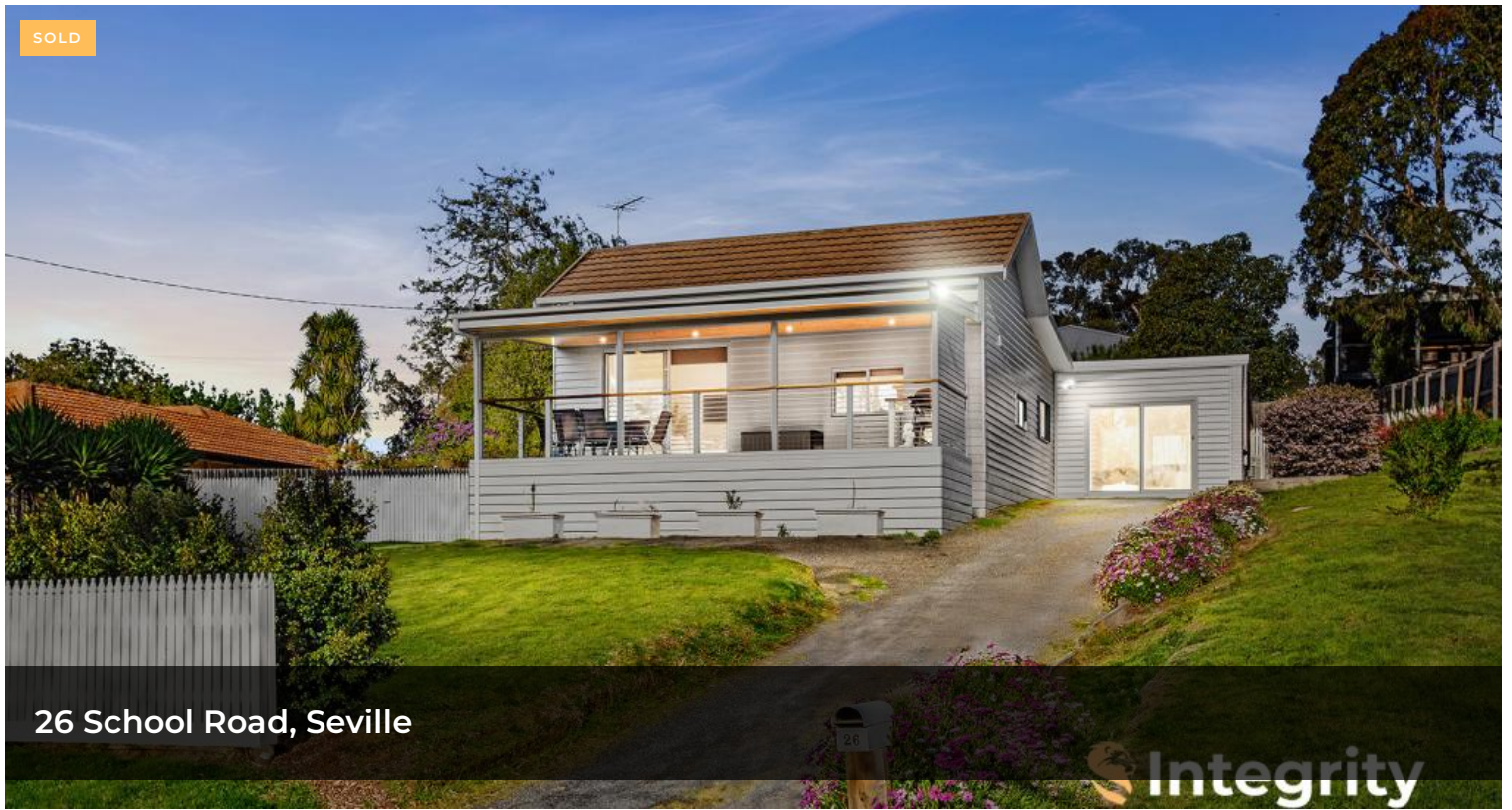


SOLD



26 School Road, Seville

Integrity



## Beautiful Country Cottage with Charm and Space

Peacefully elevated in a quiet locale, this beautifully presented cottage-style home offers a rare combination of character, comfort, and convenience. Within walking distance to public transport and the local shopping precinct, this character-filled three-bedroom residence is enriched with country charm, presenting an exciting opportunity for first-home buyers, families, or investors alike.

Step inside and be welcomed by a warm, inviting interior where high ceilings and hardwood timber floors set the tone. The open-plan kitchen and living area has been lovingly renovated, featuring a stylish kitchen with gas cooking and ample storage - perfect for everyday living and entertaining.

At the rear of the home, a spacious open living area offers room to relax and unwind, complete with a Coonara wood heater and

3 2 4 1,058m<sup>2</sup>

**Price** SOLD for  
\$840,000

**Property Type** Residential

**Property ID** 729

**Land Area** 1,058 m<sup>2</sup>

### Agent Details

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### Office Details

Integrity Real Estate - Yarra Glen

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0407 531 226

a versatile study space.

The home's amenities are thoughtfully designed and include:

- A main bathroom with separate bath, shower, and toilet
- A generous laundry with slate flooring
- Gas ducted heating, air-conditioning, and mains gas

Three well-proportioned bedrooms complete the home:

- The master bedroom features a walk-in robe and semi-ensuite
- Bedroom two is highlighted by a charming vaulted ceiling
- Bedroom three includes a built-in robe

All of this is set on a spacious 1057m<sup>2</sup> (approx.) block with a sizable yard, ideal for children, pets, or future development (STCA).

Perfectly Positioned Lifestyle Location with easy access to:

- Wandin Yallock Creek, Seville Recreation Reserve, and Tennis Club
- Local schools including Seville Preschool, Seville Primary School, and Yarra Hills Secondary College
- Seville Water Play Park and the Warburton Trail

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.