

UNDER CONTRACT



7 Anzac Avenue, Yarra Glen



## Contemporary Family Home in the Heart of Yarra Glen

Centrally located to Yarra Glen's parks, playgrounds, shops and cafes, this home is not only beautifully presented with all the perks, but holds pride of position in one of Yarra Glen's best streets, leafy Anzac Avenue.

Designed with both functionality and comfort in mind, the home offers 4 bedrooms (with built-in robes and walk-in robe to master), 2 bathrooms (including en suite with double vanity), a formal lounge, and well-appointed kitchen with walk in pantry that flows into the light-filled meals and family areas. A double lock up garage with internal access completes the package.

The backyard has been landscaped and turfed for simple maintenance, ideal for a busy family or couple preferring to enjoy their time at home rather than slave away for hours.

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**Price** \$1,000,000 - \$1,100,000

**Property Type** Residential

**Property ID** 749

**Land Area** 512 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

Year-round comfort is assured with ducted heating, reverse cycle air conditioning, and a charming wood heater that brings warmth and ambience to the winter months. Plush carpeting in the bedrooms adds an extra touch of luxury and comfort, as have double roller blinds with sheers.

Less than 10 years old, solidly built and superbly maintained, this home represents exceptional value in Yarra Glen's thriving property market.

Just moments from the vibrant town centre, you'll enjoy effortless access to boutique shops, cafes, transport, and the picturesque wetlands, Yarra River, or McKenzie Reserve – all within a short stroll from your doorstep. Excellent childcare and schooling options are also within walking distance.

A prime opportunity in an unbeatable location - inspect now and experience the best of Yarra Glen living.

Text 7ANZAC to 0448 820 022.

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