



52 Falls Road, Marysville

Integrity



## Well Located Brick Veneer Home on Corner Allotment

Positioned on a corner allotment of approximately 750sqm, this solid brick veneer home offers comfort, space, and an enviable lifestyle in the picturesque township of Marysville.

The home features three bedrooms, including a generously sized master bedroom, and is well suited to a range of buyers. The dining/family room is kept comfortable year-round with a reverse-cycle split system and wood heater, while the separate lounge room boasts a charming open fireplace-perfect for cooler mountain evenings.

The kitchen is well equipped with electric cooking, a dishwasher, and warm timber cupboards, flowing through to a sunroom addition at the rear that provides valuable extra living space. A central bathroom with shower, separate toilet, and rear access with parking complete the practical layout.

Located on sealed roads and within close proximity to the local school, shops, and town amenities, this property enjoys the best of convenience and natural beauty. Marysville is renowned for its lush green environment, surrounded by soaring mountains and

3 1 750 m2

**Price** \$570,000 - \$625,000

**Property Type** Residential

**Property ID** 763

**Land Area** 750 m2

### Inspection Times

Sat 31 Jan, 12:00 PM - 12:30 PM

Sat 14 Feb, 12:00 PM - 12:30 PM

Sat 28 Feb, 12:00 PM - 12:30 PM

Sat 14 Mar, 12:00 PM - 12:30 PM

Sat 28 Mar, 12:00 PM - 12:30 PM

### Agent Details

Jane Nunn - 0432 375 940

### Office Details

tranquil scenery.

Currently tenanted, this property presents an excellent opportunity for investors, while also appealing to first home buyers or retirees seeking a peaceful lifestyle location.

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.

Integrity Real Estate - Yarra  
Glen

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

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Yarra Valley & Kinglake Ranges