



38 The Parade, Yea



Big Block Brilliance in Central Yea – Invest, Nest or Develop

Set on a substantial allotment in a highly convenient Yea location, this well-presented family home delivers the perfect blend of comfortable living, strong investment appeal, and exciting future potential.

Offering four bedrooms, established residential improvements, and valuable rear side access, the property presents exceptional flexibility for families, investors, or buyers seeking additional space with long-term upside.

Previously benefiting from a battle-axe subdivision approval (now lapsed), the site configuration highlights the property's potential for future redevelopment or further enhancement, subject to council approval.

Inside, the home provides practical family living with generous accommodation and a functional layout, while outside the

4 1 1 1,034m²

Price \$650,000 - \$680,000

Property Type Residential

Property ID 836

Land Area 1,034 m²

Agent Details

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expansive block creates room for vehicles, trailers, gardens, entertaining, or future possibilities.

Currently leased at approximately \$440 per week, the property also offers immediate rental income for investors looking to secure a solid holding within the tightly held Yea market.

Features include:

- * Spacious allotment with excellent future potential
- * Four-bedroom family home
- * Rear side access for added convenience and functionality
- * Established residential setting close to town amenities
- * Strong investment appeal with existing rental return
- * Subdivision potential (STCA)

With regional lifestyle demand continuing to grow, opportunities combining land size, flexibility, and development potential are becoming increasingly difficult to secure.

An outstanding opportunity to enter the Yea market with options for today and possibilities for tomorrow.

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