



## YACKANDANDAH

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This early 20th century timber home, once a doctor's residence & surgery, is the essence of what Yackandandah really is- a small town that is proud of its illustrious past.

Beautifully presented, sitting prominently on a tree lined boulevard, this home will allow you to enjoy quality at its best, but in a most practical manner. Opposite the renowned primary school and just a couple of hundred metres to the shopping centre, this home has the lot.

Enter the home to a long wide hallway with the formal lounge room leading through to the formal dining area. The kitchen is totally modern with a timber influence, gas cook top & electric oven, plus the dishwasher. A massive living room encourages informal dining, reading and T.V. The first & second bedrooms are of generous proportions while the 3rd bedroom is ideal for one child. A study could also be used as a guest's bedroom. The bathroom will impress with its brightness and modern appointments. The laundry will take you on a trip down memory lane with a copper as an added bonus.

The home has very good cooling & heating, the window furnishings & light fittings are in keeping with the period of the home, while polished timber floors are a real eye catching feature.

Outdoors, there is a large paved area under a huge tree that has magnificent shade for those summer barbecues or just reading a book while quaffing on a lovely glass of wine. Strolling through the gardens will make you feel as though you are in another world. To protect the cars from the elements a double garage & double carport will take care of this.

Owners have purchased elsewhere so are keen to allow this treasure to pass to someone who will love it just as much as they do.

**\*\* Prior offers Considered \*\***

**Land Size** : 1070 sqm

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/yackandandah/residential/rural/5835700>