



### 8 Giffard Street YEA VIC

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Warm & inviting, almost 100 years old, this tastefully renovated cottage speaks for itself; Located in the heart of Yea, a stone throw away to the local shops, restaurants and cafes.

This 1900's period cottage has three generous sized bedrooms, bathroom, separate laundry with toilet & open plan living, dining & kitchen area. Additionally, the home boasts 12 foot ceilings, polished floorboards, one RCAC, two functional fires places & one wood Coonara.

A peaceful & private setting has been created for you to wind down & relax outside with an undercover alfresco, overlooking the beautiful garden throughout the year. Set on approximately 531 SQM this level block of land has rear access off Snodgrass Street to the double carport.

It is not often that this opportunity to purchase a home with

**Type** : House  
**Price** : \$ 410,000  
**Land Size** : 531 sqm  
**View** : <https://www.nobleknight.com.au/sale/vic/shepparton-central-north/yea/residential/house/3800540>



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