



### 13 Farrell Avenue YARRA GLEN VIC

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Situated on 949 SQM (approx.) this home offers 4 generous sized bedrooms, all with built in robes & master with full ensuite. The kitchen with stainless steel appliances over looks one of two large living zones.

Other features of this home include a study, gas ducted heating throughout, 1 x RCAC, instantaneous hot water service, shed/workshop, large under cover alfresco area with wood heating & swimming pool with solar heating.

Set on a large flat block, this property offers subdivision potential (STCA).

All within walking distance to schools, cafes and conveniences of Yarra Glen, this is a fantastic opportunity not to be missed. Call the team at Noble Knight Real Estate for more information today on 9730 1788.

**Price** : \$ 655,000

**Land Size** : 949 sqm

**View** : <https://www.nobleknight.com.au/sale/vic/yarra-glen/residential/house/4024929>



**Catherine Parker**  
0417 575 386



**Damian Ford**  
03 9735 5677