



## 2 Duke Street Yea VIC

3 1

Situated on a corner ¼ acre block of land is a charming cottage featuring three bedrooms, main bathroom and an ambience of history & country living.

Front lounge room with open fire place with slow combustion heater, country style kitchen with gas cooking & dishwasher. A second living room with an OFP with another slow combustion heater, also a RCAC.

Leading off the kitchen meals area is an under covered deck that overlooks the lovely back yard with garden shed or small studio.

An ideal investment or first home buyer or someone wanting a country cottage in the heart of the Yea township.  
[For full version visit the website](https://www.nobleknight.com.au)

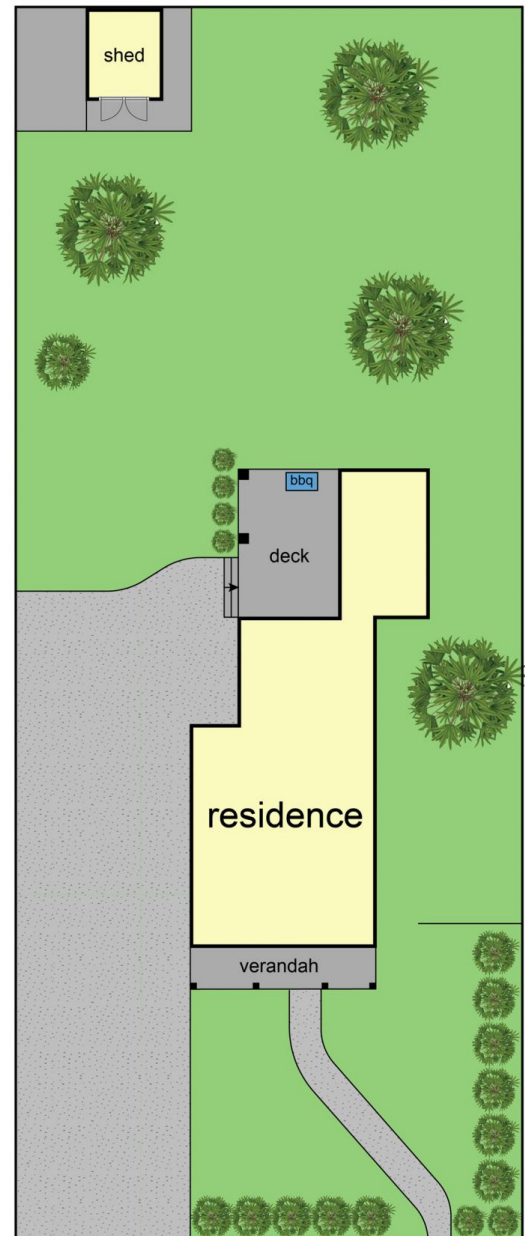
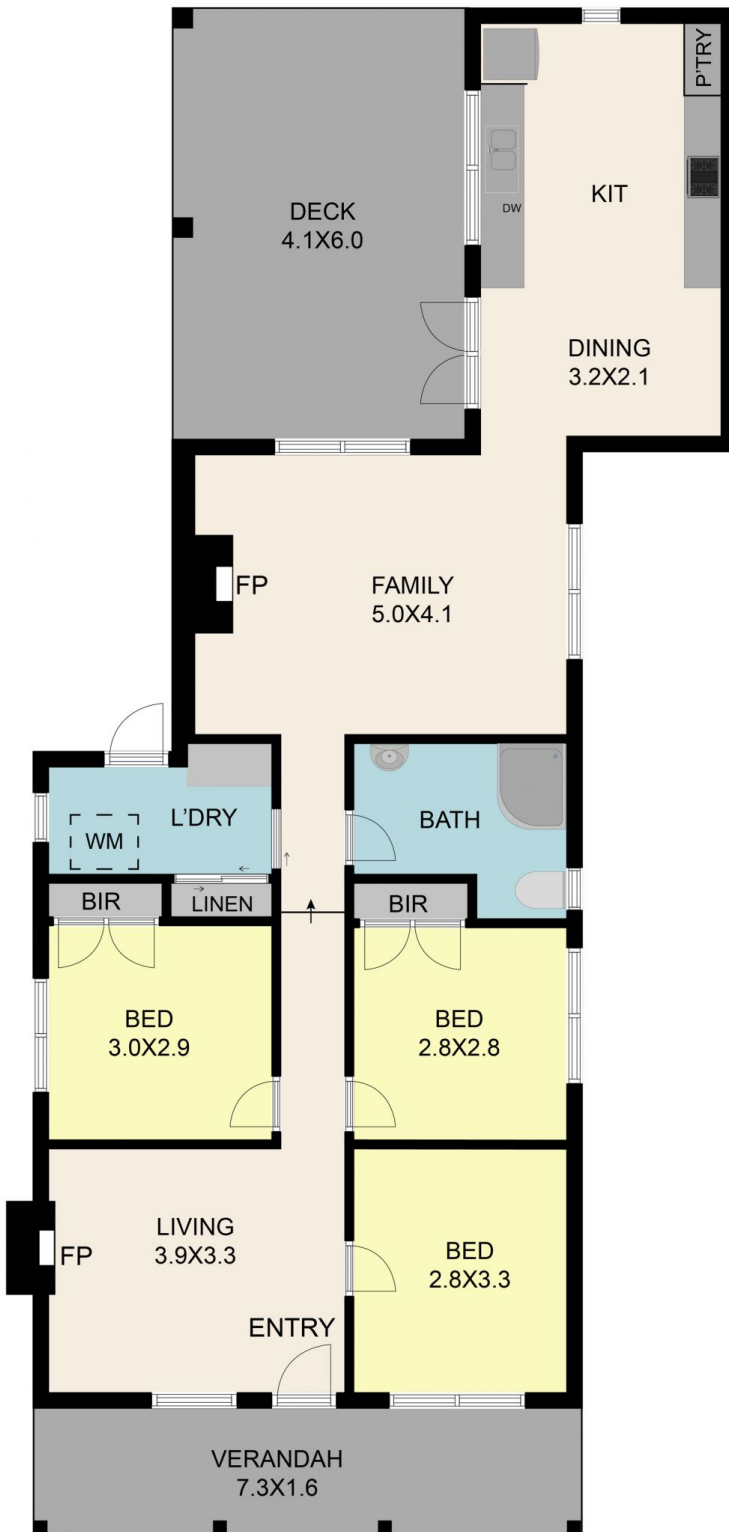
**Type** : House  
**Price** : \$ 575,000  
**Land Size** : 993 sqm  
**View** : <https://www.nobleknight.com.au/sale/vic/shepparton-central-north/yea/residential/house/7706995>



**Anthony Knight**  
03 5797 2500



**Melissa Bell**  
03 5797 2500

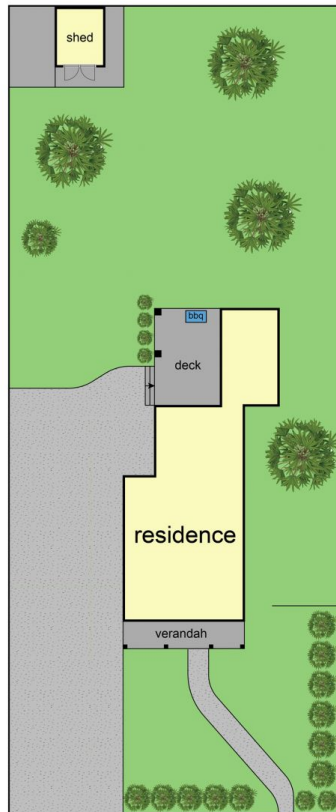


2 Duke Street, Yea 3717

TOTAL APPROX. FLOOR AREA 94 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





2 Duke Street, Yea 3717  
TOTAL APPROX. FLOOR AREA 94 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

