



## 18 Duke Street Yea VIC

4 2 3

This immaculate family home sits proudly on a corner allotment of 2533m2 (approx.) in the heart of town. The property has two road frontages with access to car accommodation from each.

The seamless floorplan offers four large, robed bedrooms (master suite with walk in robe and spa ensuite), three living spaces, open plan kitchen/dining space, centrally located bathroom and laundry with external access. The home is heated with Gas Ducted Heating and a wood fire and cooled with an evaporative cooling system.

The exterior of the property showcases low-maintenance gardens, covered verandah, alfresco space, 8m x 4m storage shed, wood & garden shed, two water tanks, double lock up garage, single carport and sealed driveway.

**Price** : \$880,000 - \$920,000  
**Land Size** : 2533 sqm  
**View** : <https://www.nobleknight.com.au/sale/vic/shepparton-central-north/yea/residential/house/7830585>



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18 Duke Street, Yea 3717

TOTAL APPROX. FLOOR AREA 260 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.