

ComptonGreen.

6 Clarendon Street, Yarraville

Property Information Sheet

Details

- Built in: 2014 approx.
- Land size: 197sqm approx.
- Council rates: $3,229 p.a. approx.

Enhancements

- Internal study added in 2022.

Construction

- Main structure materials: Brick and weatherboard.
- Foundation: Strip footing, stumps and concrete slab.
- Flooring: Spotted Gum hardwood.
- Roofing: Colorbond.

Features

- Electric hot water service.
- Split-system heating and cooling.
- Wireless CCTV system.
- Water tank.
- Good-sized bedroom wardrobes.
- Private bathroom for each bedroom.
- Wireless CCTV included.

Property Highlights

- Open-plan living designed for everyday comfort.
- North-facing living area filled with natural light.
- Practical internal study provides a dedicated space to work or study.
- Well-considered layout offers privacy between bedrooms and living spaces.

Location Highlights

- Set in family-friendly Yarraville, known for its village atmosphere and character.
- Close to local schools, parks and playgrounds.
- Tree-lined streets and a welcoming neighbourhood feel.
- Walking distance to Yarraville Village, train station and everyday amenities.
- Convenient access to the CBD and major road connections.

Information is owner-provided, indicative only, and not guaranteed.
Refer to the Contract of Sale for accurate details.

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