



11 Yeerung Way Whittlesea, VIC

4 2 4

### Spacious Living on 800m2 with side access

This spacious residence occupies a generous 800m2 flat parcel, featuring convenient side access for your boat, trailer, or caravan. Boasting a low-maintenance front yard, a roomy grassed rear yard, and an expansive covered decking area, this home seamlessly blends effortless living with entertainment paradise.

Features include:

- 4 bedrooms with BIR (main with WIR & ensuite)
- Open plan kitchen/ meals/ living with floating floors
- Kitchen with walk in pantry with modern barn door
- Separate theatre room
- Spacious main bathroom with bath
- Shed + cubby
- Ducted heating and evaporative cooling
- Double lockup garage with internal access

Rental appraisal: \$520-\$550 per week

**Price:** \$825,000  
**Council Rates:** \$2,159.42/year (approx)  
**Water Rates:** \$694.48/year (approx)



**Dean Zammit**

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11 Yeerung Way  
Whittlesea

STONE



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.