



## 31 Main Street Myrniong VIC

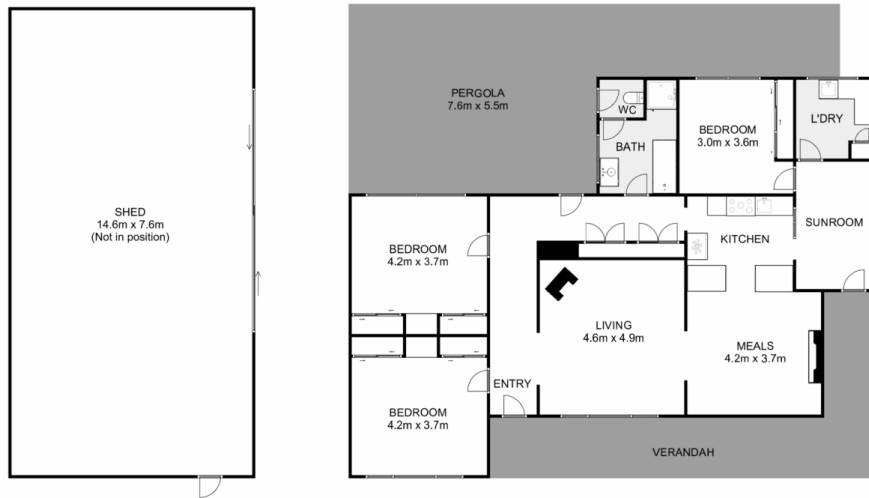
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YPA is proud to present this gorgeous weatherboard home in the picturesque pocket of Myrniong, located within a 50-minute drive from Melbourne and 30 minutes from Ballarat, offering an easy commute. Sitting on a 3375m<sup>2</sup> allotment with two separate titles, there is scope for various developments S.T.C.A. The home consists of three large bedrooms, all with built-in robes and ample natural light. The kitchen is well-sized, featuring a 900mm oven, laminate benches, a working fireplace, and an eat-in dining area. The large lounge boasts huge glass windows, a Coonara fireplace, and plenty of room for gatherings. The original bathroom is in good working order and conveniently has a door to the outside, perfect for entertaining. With refrigerated cooling, ducted heating, high ceilings, solar panels, spacious hallways, linen cupboards, and a laundry with storage area, this home offers plenty of comfort and space. The expansive backyard provides

**Price** : \$779,000 - \$819,000  
**Land Size** : 3375 sqm  
**View** : <https://www.ypa.com.au/8054372>



**Jodi Nash**  
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ypa

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

