



## 25 James Street Dromana VIC

3 1 2

YPA Dromana is proud to present this charming timber cottage, with huge secured yard - and lawn mowing included!

- Spacious open plan kitchen, living and dining area - featuring split system heating & cooling and retro style open fireplace
- Functional kitchen with breakfast bar, overlooking living space and large backyard
- Three bedrooms, each with built in robes
- Central bathroom
- European laundry
- Full width verandas at front and rear of home with the rear looking over the huge backyard with views to Arthurs Seat!

**Land Size** : 1395 sqm

**View** : <https://www.ypa.com.au/8104567>



**Kate Visser**  
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**Nancy Crupi**  
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Drive through to backyard with large double garage, and to free up your weekends - the lawn mowing is included!