



### 76 James Street Yarram VIC

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Perfectly located in the town of Yarram, walking distance to all that the town has to offer, Yarram High School and Yarram Shopping Plaza, this home could be perfect for you.

This 722 m2 property encompasses a large galley style kitchen area with ample bench space, perfect for preparing and cooking on, dishwasher, electric cooktop, and pantry.

A large open L shaped living/dining area with a large wood heater on the end wall creates a homely ambience, complete with ceiling fans.

The home faces north and the large windows in the living areas take advantage of the expansive farmland. Additionally, they encourage natural light to flow through the home.

**Price** : \$440,000  
**Building Size** : 167 sqm  
**Land Size** : 722 sqm  
**View** : <https://www.tarrarealestate.com.au/sale/vic/gippsland/yarram/residential/house/7057145>



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