



## 21 ROLLO STREET, YARRAGON, VIC 3823

Calling all - Investors & First Home Owners

Located in the popular and thriving Yarragon Village, situated overlooking farmland on a quiet established street.

This well loved family home is inviting you to discover it's charm once again, with a larger size allotment of 802sqm, a blank canvas with a 3 bedroom weatherboard home.

- 3 Bedrooms all with high ceilings, robes to the master
- 2 & 3 Bedrooms are big in today's sizing
- Main living area is large with central chimney
- Main bathroom with walk thru laundry
- Kitchen has gas appliances, scope for expansion
- Back door undercover with separate toilet and large linen closet
- 18.5 metre wide x 43.3 metres length allotment
- Excellent opportunity to enter the fast growing Yarragon market

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 21554716

**SALE DETAILS**

**\$285,000**

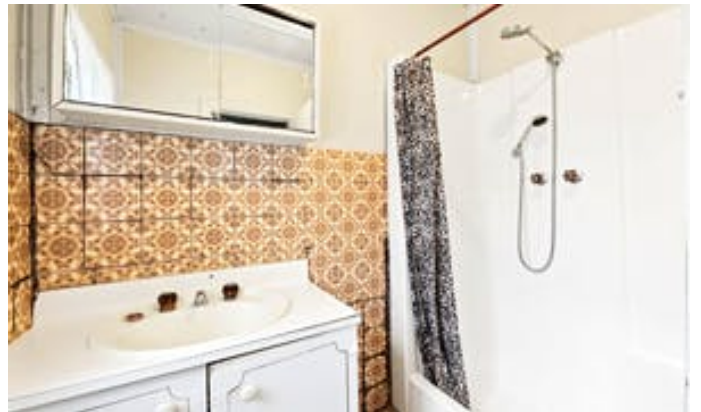
**CONTACT DETAILS**

**Jackie Shearer**  
0437 966 769

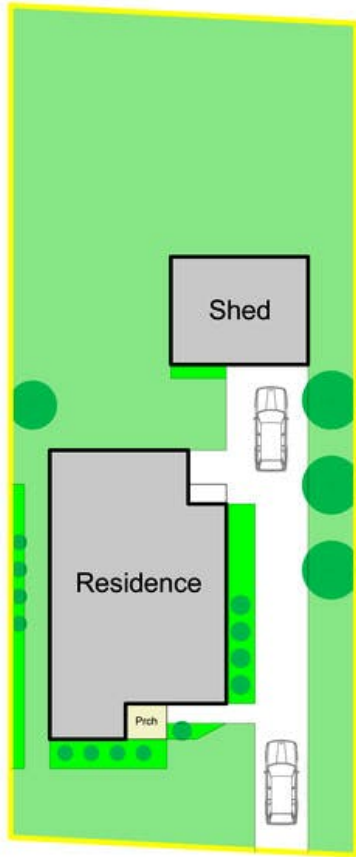
Contact Jackie Shearer 0437 966 769

Other features: Close to Schools, Close to Shops, Close to Transport, Garden, Secure Parking, Formal Lounge

- Land Area 804.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage







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THE FLOOR PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METERS. EXTERIOR ELEMENTS ARE NOT IN POSITION. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.



Under Roof Area 122m<sup>2</sup>  
13.1 Square

