



17 Lott Street, YARRAWONGA, VIC 3730

Tastefully Renovated, Super Central & Affordable!

Perfectly positioned in the heart of Yarrawonga, just metres from the local bowls club and bustling main street, this affordable three-bedroom, two-bathroom home offers a rare combination of lifestyle, location, and value.

Tastefully renovated and ready to move in, this appealing property is ideal for first home buyers, investors, or those seeking a low-maintenance weekender in a highly sought-after location.

Step inside to discover a light-filled interior featuring timber floorboards, built-in robes and ceiling fans in all three bedrooms, plus the year-round comfort of split system air conditioning. The functional layout flows through to a well-appointed kitchen which opens up to dining area and adjacent living room, with a patio/outdoor sitting area discovered at the rear of the home â## perfect for relaxed entertaining.

Outside, the home continues to impress with side vehicle access leading to a large shed/garage and additional garden shed, providing ample space for storage, hobbyists or even a boat / Van.

With its unbeatable location, charming updates, and solid investment potential, this is a smart buy you won't want to miss!

* Currently occupied by a first-class tenant until the 20/01/2026.

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: For Sale

INTERNET ID: 300P185982

SALE DETAILS

\$539,500

CONTACT DETAILS

**Elders Real Estate
Yarrawonga**

48 Belmore Street
Yarrawonga, VIC
03 5743 9500

Xavier Leslie
0409 324 037

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Heating, Openable Windows

- Bedrooms: 3
- Bathrooms: 2
- 3 car garage
- Floorboards





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THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.