



3/33 Coghill Street, YARRAWONGA, VIC 3730

Smart Buying in Central Yarrowonga.

Tucked away at the rear of a quiet three-unit development, this well-presented three-bedroom, two-bathroom townhouse offers a fantastic opportunity to enjoy low-maintenance living in a highly convenient central Yarrowonga location.

Deceptively spacious and thoughtfully designed, the home is perfectly suited to investors, downsizers, first home buyers, or those seeking a comfortable, easy-care lifestyle. Move-in ready, it combines practical features with a welcoming layout.

The property boasts a functional kitchen and dining area that flows seamlessly into the adjacent living room, creating an ideal space for everyday living and entertaining. The master bedroom includes a walk-in robe and private ensuite, while the remaining bedrooms are well-sized and serviced by a central bathroom. Ample internal storage adds to the home's practicality.

Comfort is assured year-round with ducted evaporative cooling and ducted natural gas heating, complemented by a solar system for added energy efficiency. Outside, a private alfresco area provides a perfect spot to relax or entertain, while a single lock-up garage offers secure parking.

TYPE: For Sale

INTERNET ID: 300P191717

SALE DETAILS

\$475,000

CONTACT DETAILS

**Elders Real Estate
Yarrowonga**
48 Belmore Street
Yarrowonga, VIC
03 5743 9500

Xavier Leslie
0409 324 037

With its combination of space, comfort, and prime location close to everything Yarrowonga has to offer, this property presents an excellent lifestyle or investment opportunity.

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

- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Ensuite







Unit 3/33 Coghill St, Yarrawonga



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.