



## 32 Sharp Street, YARRAWONGA, VIC 3730

Quality Period-Style Living in the Heart of Yarrawonga.

Set on a compact, ultra-low-maintenance allotment in the heart of Yarrawonga, this quality period-style residence is perfectly suited to the mature-age buyer, downsizer or savvy investor. Rich in comfort and functionality, built in 2022 the home offers three generous bedrooms, two well-appointed bathrooms and two versatile living zones, providing space without the upkeep.

The well-designed kitchen is a standout, featuring stone benchtops, a walk-in pantry and quality appliances, ideal for everyday living and entertaining alike. Year-round comfort is assured with ducted evaporative cooling, ducted natural gas heating and two split-system air conditioners, while energy efficiency is enhanced by a 6.5kW solar system.

Outdoors, the alfresco area with café blinds creates a private space to relax or entertain, complemented by electric external shutters, security cameras and thoughtful inclusions throughout. This is a beautifully maintained home offering style, security and effortless living in a highly sought-after central location.

Other features: Close to Schools, Close to Shops, Close to Transport, Exhaust, Openable Windows, Roller Door Access

**TYPE:** For Sale

**INTERNET ID:** 300P191971

**SALE DETAILS**

**\$759,000**

**CONTACT DETAILS**

**Elders Real Estate  
Yarrawonga**

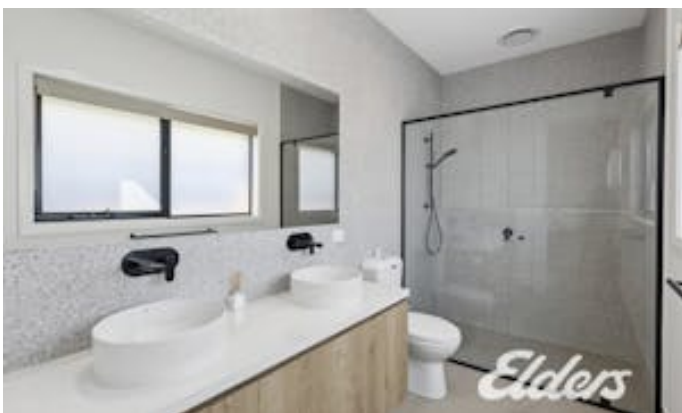
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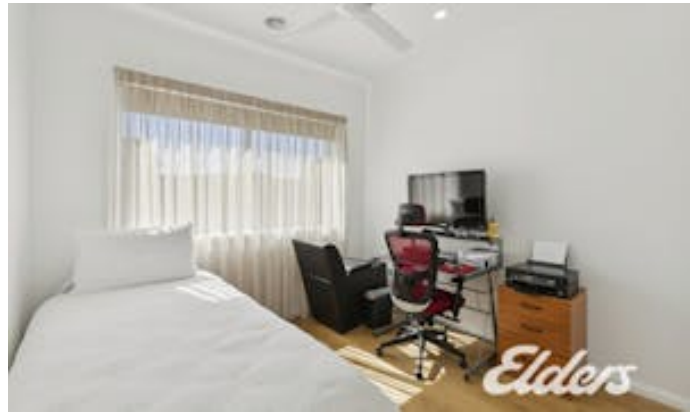


- Land Area 367.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite



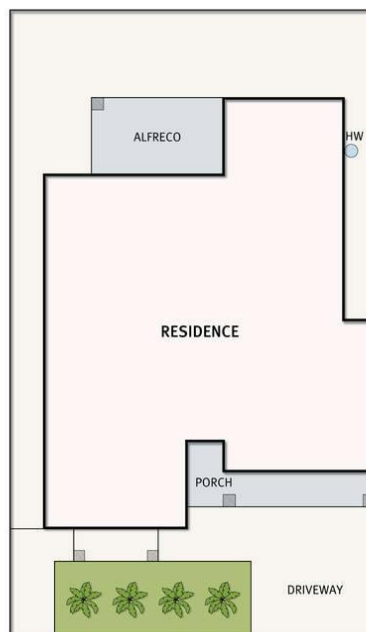








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