



## 2/167 Belmore Street, YARRAWONGA, VIC 3730

### Belmore Street Gem with Private Rear Yard

Ideally positioned in the heart of Yarrowonga, 2/167 Belmore Street offers an outstanding opportunity to secure a low-maintenance home with the added bonus of a private rear yard, all within walking distance to town amenities.

Set back from the street for privacy, this well-presented residence combines a practical spacious layout with an easy-care outdoor space, ideal for those who still want room to relax, garden or entertain without the upkeep of a large allotment.

The rear yard provides a valuable extension of the living space-perfect for downsizers, first-home buyers or tenants alike.

The location is a standout, with Yarrowonga's main street, shops, caf  s, medical facilities and Lake Mulwala at your door step, making everyday living both convenient and enjoyable.

#### Key Features:

- Prime central Yarrowonga location.

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:** 300P192483

#### SALE DETAILS

**\$420,000**

#### CONTACT DETAILS

**Elders Real Estate  
Yarrowonga**

48 Belmore Street  
Yarrowonga, VIC  
03 5743 9500

**Leigh Ramsdale**  
0408 385 150

- Comfortable and functional floorplan.
- Two generous sized bedrooms with built in robes.
- Updated bathroom.
- Separate toilet.
- Private, low-maintenance rear yard.
- Garden shed.
- Undercover parking.
- Near new split system heating / cooling.
- Set back from the street for added privacy.
- Ideal for owner-occupiers or investors.
- Strong rental appeal.

A quality property offering location, outdoor space and low-maintenance living, this is an opportunity not to be missed.

Contact Leigh Ramsdale or Xavier Leslie to arrange your inspection today.

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

- Bedrooms: 2
- Bathrooms: 1
- Single carport
- Floorboards





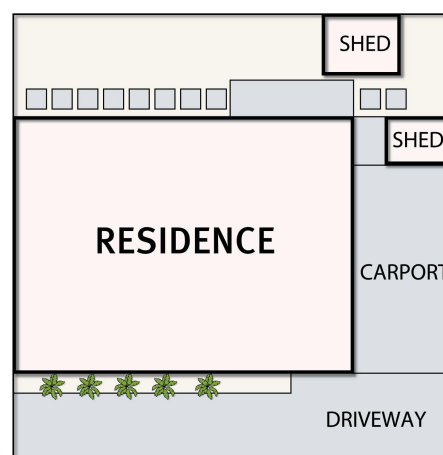
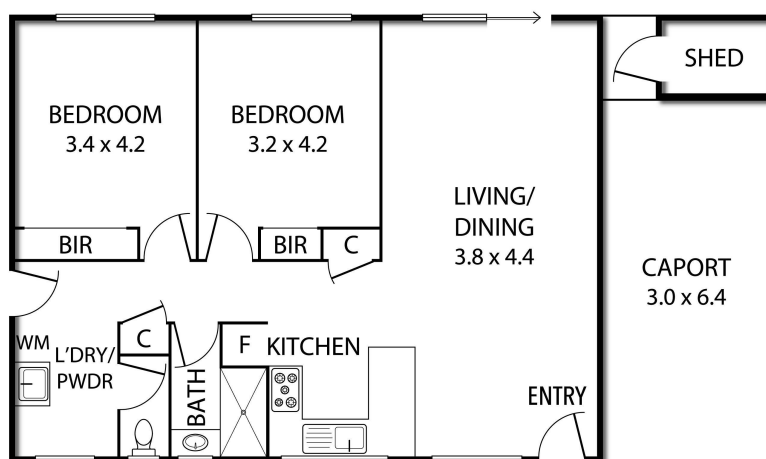


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For more details please contact the agent or visit the website. The information is provided for general information only and is not to be relied upon.

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