



## 50 Coghill Street, YARRAWONGA, VIC 3730

### Resort-Style Living in the Heart of Yarrowonga

Delivering the ultimate balance of luxury, lifestyle and location, 50 Coghill Street, Yarrowonga presents a beautifully renovated and extended home set on an impressive 1,000m<sup>2</sup>+ allotment in one of the town's most desirable central pockets.

Designed for effortless living and entertaining, the home centres around a stunning designer kitchen featuring stone benchtops and premium Siemens appliances, including two wall ovens, twin warming drawers, integrated dishwasher and a built-in coffee machine.

Multiple living zones provide flexibility, including a spacious lounge with a built-in log fireplace and a large home office.

A true standout is the exceptional alfresco entertaining pavilion. Complete with a full kitchen, wine fridge and a striking recycled red brick open fireplace, this space has been designed for entertaining in every season with an outdoor built in Bbq. The automated zip blinds and grand double-glazed doors allow the area to seamlessly extend the living zone year-round.

**TYPE:** For Sale

**INTERNET ID:** 300P193755

#### SALE DETAILS

**\$1,250,000 -  
\$1,350,000**

#### CONTACT DETAILS

**Elders Real Estate  
Yarrowonga**  
48 Belmore Street  
Yarrowonga, VIC  
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Outdoors continues the resort feel with a concrete swimming pool and spa, private sauna, outdoor shower and separate toilet, all framed by beautifully manicured lawns and gardens with an automated sprinkler system.

Adding further appeal is a large two-bay shed with mezzanine, while refrigerated heating / cooling, multiple split systems and a solar system ensure comfort and efficiency throughout.

With its smart layout and premium inclusions, this outstanding property is perfectly suited to families, retirees seeking space without compromise, or investors looking for a high-quality lifestyle home in a blue-chip location.

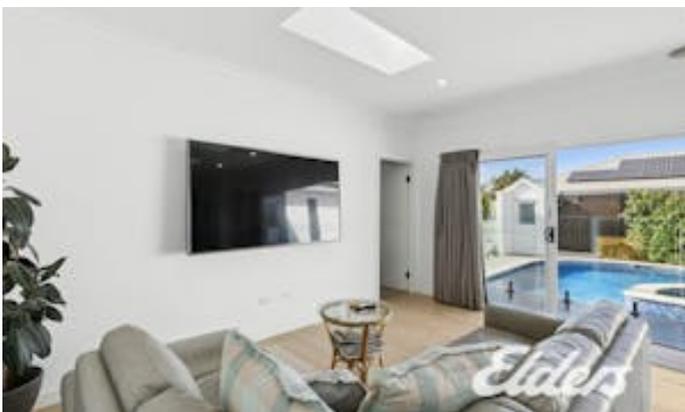
Feature Highlights:

- Over 1,000m<sup>2</sup> in a premium central Yarrawonga location
- Fully renovated and extended luxury residence
- Designer kitchen with feature stone and Siemens appliances
- Double wall oven, twin warming drawers & built-in coffee machine
- Multiple living areas including lounge with built-in log fireplace
- Large dedicated home office
- Resort-style alfresco entertaining pavilion with a full kitchen
- Built-in BBQ, wine fridge & recycled red brick open fireplace
- Automated zip blinds for year-round outdoor entertaining
- Concrete swimming pool & spa
- Private sauna, outdoor shower and external toilet
- Manicured gardens with automated sprinkler system
- Genuine side access to shed
- Large two-bay shed with mezzanine & gym
- Refrigerated heating and cooling throughout
- Solar power system

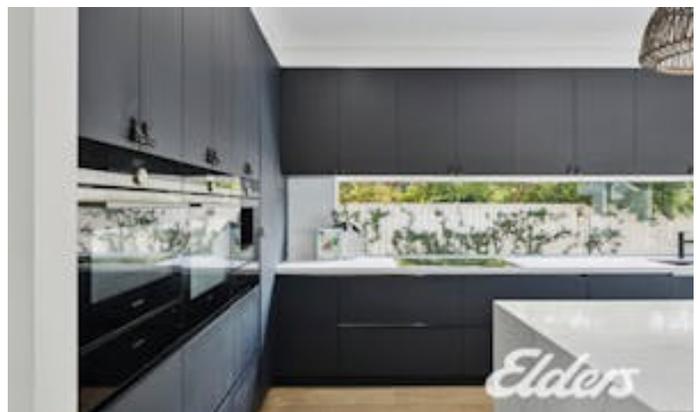
A rare opportunity to secure a resort-inspired home in the heart of Yarrawonga where lifestyle, entertaining and everyday comfort come together

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Heating, High Clearance

- Land Area 1,012.00 square metre
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 3
- Double garage
- Ensuite
- Floorboards









# 50 Coghill Street, Yarrowonga



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.