



9 McLean Street, YARRAWONGA, VIC 3730

Solid Foundations, Endless Potential on a Generous 865sqm Allotment.

Offering exceptional value for families, first-home buyers and astute investors alike, this solid brick residence presents an opportunity to secure a well-built home with immediate comfort and outstanding scope to modernise over time. Positioned on a generous 865sqm (approx.) allotment within easy walking and driving distance of Yarrawonga's vibrant main street, Primary and Secondary Schools, this is a property that combines everyday convenience with exciting future potential.

Designed with family functionality in mind, the home comprises four bedrooms, highlighted by a Master suite complete with private ensuite, while two separate living zones provide the flexibility for growing families to relax, entertain or enjoy their own space.

Comfort is assured throughout the seasons with ducted evaporative cooling, ducted natural gas heating and ceiling fans, allowing immediate enjoyment while future renovations can be undertaken at your own pace to further enhance both lifestyle and capital value.

One of the property's standout features is its expansive allotment and practical dual driveway access, providing secure off-street accommodation for multiple vehicles,

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TYPE: For Sale

INTERNET ID: 300P197037

SALE DETAILS

\$535,000

CONTACT DETAILS

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

Xavier Leslie
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trailers, caravans or boats. Existing improvements include a double carport and single garage with convenient rear roller door access, while the substantial backyard still offers ample space to construct a large shed, install an in-ground swimming pool or further improve the property to suit your family's needs (STCA).

Whether you're searching for a quality family home with room to grow, a renovation project with excellent upside, or a long-term investment in a highly convenient location, this outstanding property delivers solid foundations and unlimited potential in one of Yarrawonga's most accessible residential settings.

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

- Land Area 865.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Double carport
- Ensuite





9 McLean Street, Yarrawonga



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