



46 Coghill Street, YARRAWONGA, VIC 3730

Standalone, low maintenance living in central Yarrawonga.

This beautifully presented standalone home offers an exceptional combination of convenience, comfort and low-maintenance living.

Freshly repainted and featuring brand-new carpet throughout, the home welcomes you with high ceilings and a light-filled open-plan design. The well-appointed kitchen overlooks the dining area that flows onto the living room, creating a practical and inviting space for everyday living and entertaining.

Offering two spacious bedrooms plus a study or home office, this property provides flexibility for professionals, downsizers or those seeking additional room for guests or hobbies. Convenience is further enhanced by a separate toilet inside the home, while a second toilet is located off the entertaining area in the garage.

Step outside and enjoy the expansive undercover alfresco area, perfect for year-round entertaining. The established gardens have been designed for easy care, allowing you to enjoy the lifestyle without the maintenance burden.

Completing the package is an oversized single lock-up garage, providing excellent storage and secure parking.

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: 300P199265

SALE DETAILS

\$539,000

CONTACT DETAILS

**Elders Real Estate
Yarrawonga**

48 Belmore Street
Yarrawonga, VIC
03 5743 9500

Leigh Ramsdale
0408 385 150

Key Features:

- Standalone two-bedroom brick veneer home.
- Large study or home office.
- High ceilings throughout.
- Freshly repainted with brand-new carpet.
- Open-plan kitchen, dining and lounge area.
- Separate toilet inside the home.
- Second toilet located in the garage.
- Expansive undercover alfresco entertaining space.
- Established low-maintenance gardens.
- Oversized single lock-up garage.
- Prime central Yarrawonga location close to all amenities.

This is a rare opportunity to secure a spacious, low-maintenance home in a tightly held central pocket of Yarrawonga.

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

- Land Area 441.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single garage





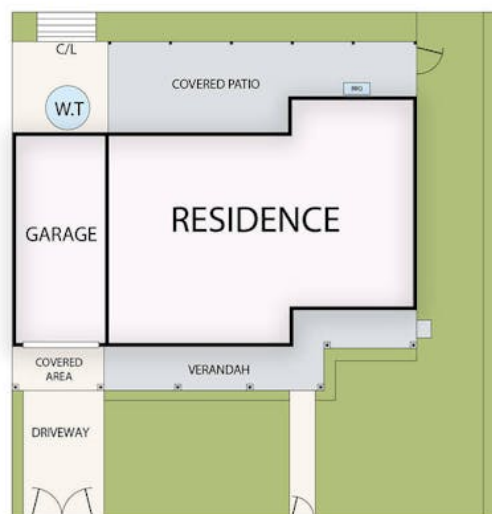
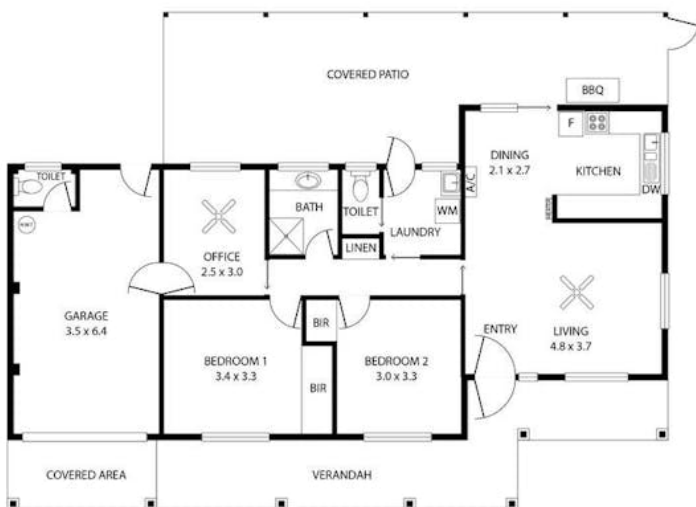
46 Coghill Street, Yarrawonga



Xavier Leslie
0409 324 037



Leigh Ramsdale
0408 385 150



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.