



## 11 Spencer Court, YARRAGON, VIC 3823

### Comfortable Court Living in Charming Community

Combining everyday comfort with the charm of Yarragon living. Set on a generous 688m<sup>2</sup> allotment, this property offers space for families to spread out, relax, and enjoy both indoor and outdoor living.

Inside, you'll find three spacious bedrooms and two bathrooms, including a private ensuite to the main. The open plan living and dining area flows into a well-equipped kitchen, making family time and entertaining simple and enjoyable. Modern finishes throughout mean you can move straight in and feel at home from day one.

Step outside and you'll discover a backyard built for living. Plenty of room for the kids to play, for pets to roam, or for summer barbecues with friends. A double garage plus additional double carport gives you secure parking and extra storage, ticking the practical boxes as well.

The location completes the picture. Tucked into a quiet court, you're only moments from parks, schools, shops, and caf  s, while still enjoying the relaxed pace of Yarragon's welcoming community.

**TYPE:** For Sale

**INTERNET ID:** L36252166

#### SALE DETAILS

**\$620,000 - \$650,000**

#### CONTACT DETAILS

**Warragul**

71 Queen Street  
Warragul, VIC  
03 5622 3800

**Brendon Van Eyk**  
0439973310

Whether you're a first-home buyer, a growing family, or an investor, this property is ready to impress.

Don't hesitate this one is sure to impress!

- Land Area 688.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Single carport
- Floorboards



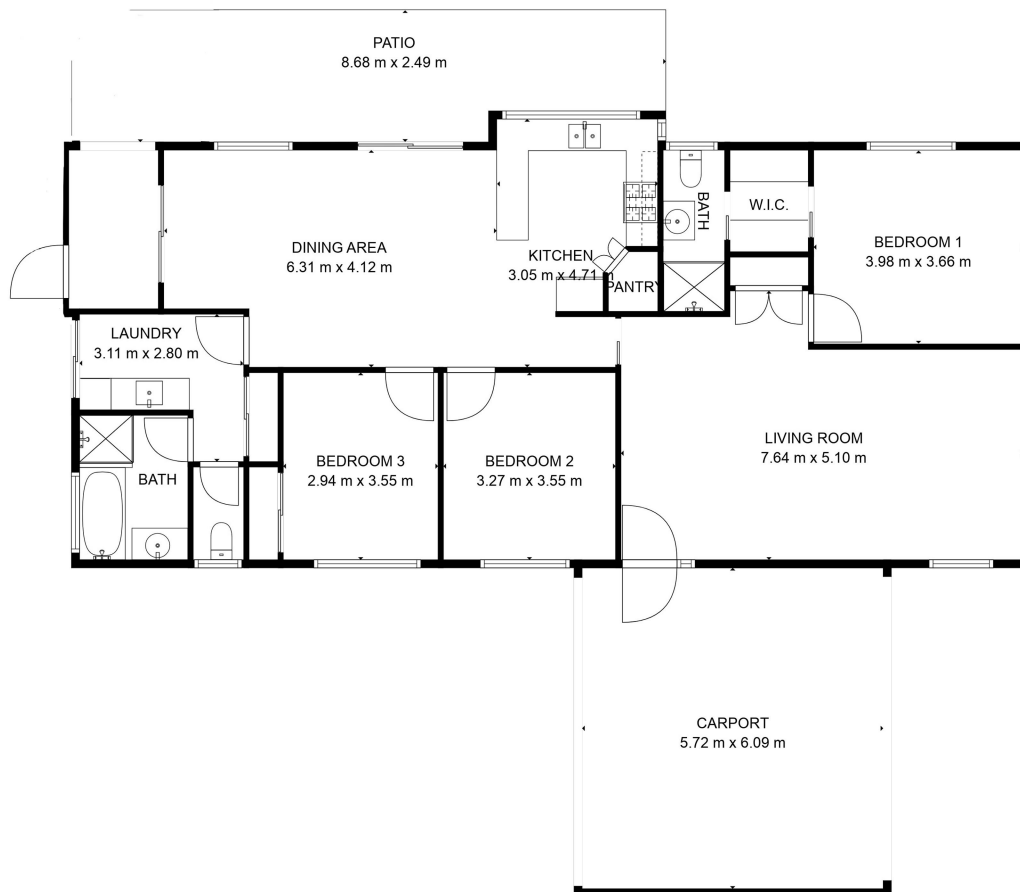












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Total 23.25sqs

While every effort has been made to ensure the accuracy of the floor plan provided, all measurements are approximate and intended for illustration purposes only. We accept no responsibility for any errors, omissions, or inaccuracies. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.