

**36 Woodlawn Boulevard, Yarragon, Vic 3823**



**House For Sale**

Friday, 3 May 2024

36 Woodlawn Boulevard, Yarragon, Vic 3823

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 743 m2**

**Type: House**



Clare Roche  
0400445886

**\$630,000 - \$660,000**

Step into serenity with this perfectly presented family home in the coveted Woodlawn Estate. A wide entry welcomes you in & leads to the main bedroom with WIR and ensuite, while the 3 secondary bedrooms are positioned privately at the rear and enjoy easy access to the bright family bathroom. A generous central living room flows perfectly to the open plan kitchen & dining domain which will impress with its abundant bench space & walk in pantry. With gas ducted heating throughout and 4 separate air-conditioners, everyone in the family can be assured of year round comfort! Positioned on a perfectly flat 743sqm low maintenance allotment, the property provides a blank canvas to realise your backyard dreams whether it be a pool, workshop, vegie garden or footy field, there's ample space to enjoy. Situated walking distance from Yarragon Village, nature trails & the primary school, this beautiful abode is the epitome affordable family living.