

**28 Campbellfield Drive, Yarrowonga, VIC, 3730**



**House For Sale**

Friday, 16 August 2024

28 Campbellfield Drive, Yarrowonga, VIC, 3730

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Xavier Leslie  
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Leigh Ramsdale  
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## **SOLID AS A ROCK!**

Set in a quiet friendly court locale in Woodlands Estate with a public boat ramp only metres away presents an affordable opportunity with ample scope to value add to a product full of potential.

The three-bedroom brick residence boasts a practical and highly functional layout suited to a broad market wishing to secure a bullet proof property in a desirable pocket of Yarrawonga.

### **KEY NOTES:**

- \* ENS & WIR to Master.
- \* Ducted natural gas heating and ducted evaporative cooling.
- \* Central bathroom comprising spa bath.
- \* Double carport allowing access to rear yard.
- \* Expansive outdoor entertaining area with secondary outdoor living / alfresco.
- \* Double steel garage / workshop.

All this and more sensibly positioned on a manageable allotment measuring approximately 731 Sq Mtrs.