

**37 Woods Rd, Yarrawonga, VIC, 3730**



**Sold House**

Friday, 16 August 2024

37 Woods Rd, Yarrawonga, VIC, 3730

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **CALLING FIRST HOME BUYERS, INVESTORS, & RETIREES!**

Positioned in the heart of Yarrawonga and just a short distance from amenities, medical and schools, this residence set across 688m<sup>2</sup> presents the perfect opportunity for first home buyers, investors, or retirees! Fresh renovations internally, whilst maintaining original character the home comprises of 3 spacious bedrooms featuring BIR's and ceiling fans, a central bathroom and separate laundry making it cosy and comfortable! Separate kitchen and dining area, followed by a formal lounge making entertaining family and friends a breeze, evaporative cooling and reverse cycle split system will ensure comfort year-round. The sizeable yard and rear access point provides ample space for cars, caravans and boat parking, while maintaining secure fencing and low maintenance gardens. Complete with a spacious shed ensuring plenty of storage and solar system keeping outgoings minimal. Hot property in prime location! Inspections recommended! For more information or to arrange an inspection please contact our team at Extons Real Estate on (03) 5743 1400.