

**9 Coco Cres, Yarrowonga, VIC, 3730**

**House For Sale**

Sunday, 3 November 2024



9 Coco Cres, Yarrowonga, VIC, 3730

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Leigh Ramsdale  
0357439500



Xavier Leslie  
0357439500

## 'STYLE & DESIGN COMBINED'

Located in a prime pocket of the prestigious Silverwood's Estate this single level home on approximately 568m<sup>2</sup> demonstrates both style and a seamless design that speaks for itself with the interconnected living zones integrating the indoor & outdoor living areas offering the perfect setting for both relaxation & entertaining with impressive proportions suiting the investor, retiree or first home buyer.

### KEY NOTES:

- Three Bedrooms.
- Master with a spacious WIR / Ensuite with all the modern luxuries.
- Two generous guest Bedrooms.
- Central modern bathroom plus separate toilet.
- Built to entertain with flowing internal & external spaces set up for all seasons. -Inbuilt blue tooth speakers in the lounge & alfresco areas.
- Water & gas points in the Alfresco area.
- Open plan kitchen, dining & living with an additional lounge / sitting room.
- Kitchen with 900mm electric oven & gas cooktop and WIP.
- All year comfort with refrigerated heating / cooling, ceiling fans & feature gas log fireplace creating warmth & ambiance in the lounge area.
- Double lock up garage & genuine rear access offering secure boat / van storage.
- Solar system.
- Immaculate executive garden.

It is easy to see why Silverwood's is regarded as one of the premier estates along the mighty Murray River with access to fine dining, Golf Course, driving range, manicured parkland and bike / walking tracks, encouraging an active and healthy lifestyle for a variety of age groups.