



63 Yarcombe Crescent Craigieburn, VIC

3 1 2

### "Federation Appeal" (land size 652m2)

A delightful 3 bedroom home presented in all the right ways and ready for your immediate occupation.

Extensively tiled to the living areas and floating timber floors to the bedrooms makes this home low maintenance and a tranquil and tropical landscaped rear yard is ideal for outdoor gatherings, BBQS and other activities.

A double enclosed carport opens up to a massive undercover area providing even more encouragement to spend time outside regardless of the weather conditions.

Comforts include Evap-Cooling, ducted heating, Coonara heater, ceiling fans and downlights through out.

Centrally located close to all amenities including Waterford Park, Yarcombe crescent playground, Craigieburn Sports Stadium, Community Centre and a host of local shopping centres.

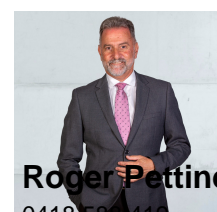
A great first home or investment.

**Price:** \$665,000  
**Inspect:** Saturday, 4th May 2024 1:30 - 2:00



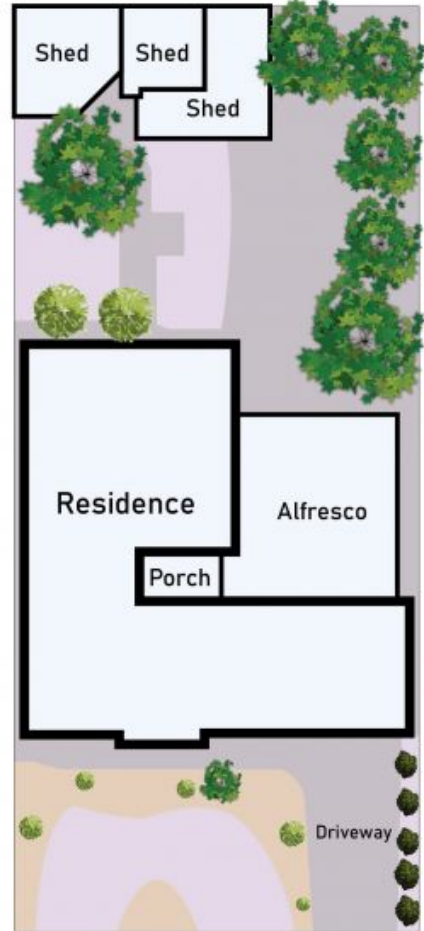
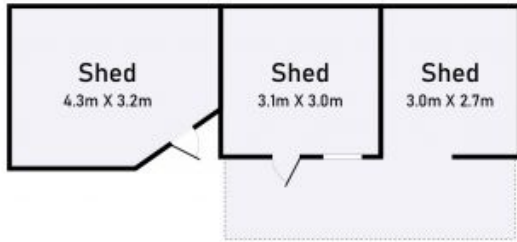
**Jim Vasiliou**

0418 123 634  
 jim.v@lovere.com.au



**Roger Pettinella**

0418 588 419  
 roger.p@lovere.com.au



## 63 Yarcombe Crescent Craigieburn

\* Dimensions are approximate and for illustrative purposes only

