



## 35 Childers Crescent Coolaroo VIC

3 1 2

Already updated and positioned perfectly and only moments away from Coolaroo train station & local bus routes this home is ready to go.

**Land Size** : 601 sqm

**View** : <https://www.ypa.com.au/7398326>

### PROPERTY SPECIFICATIONS:

- House is 12 squares (approx) on 602m<sup>2</sup> of land
- Updated Kitchen: laminate cabinetry & stone splashback/bench-tops; S/S 600mm under-bench oven, cook-top & range hood; dishwasher
- Bathroom: Spotless & tiled with combined shower/bath and separate toilet
- 3 bedrooms all with polished timber flooring, with master and 2nd bedroom containing BIR's
- separate lounge room with polished timber flooring
- Generous separate meals zone with polished timber floors adjoining kitchen
- Gas ducted heating & split system air-conditioner to have