



## 4 Warne Street Coolaroo VIC

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Welcome to an outstanding investment prospect that ticks all the right boxes! Presenting 4 Warne Street, Coolaroo - a property that promises both immediate returns and future potential.

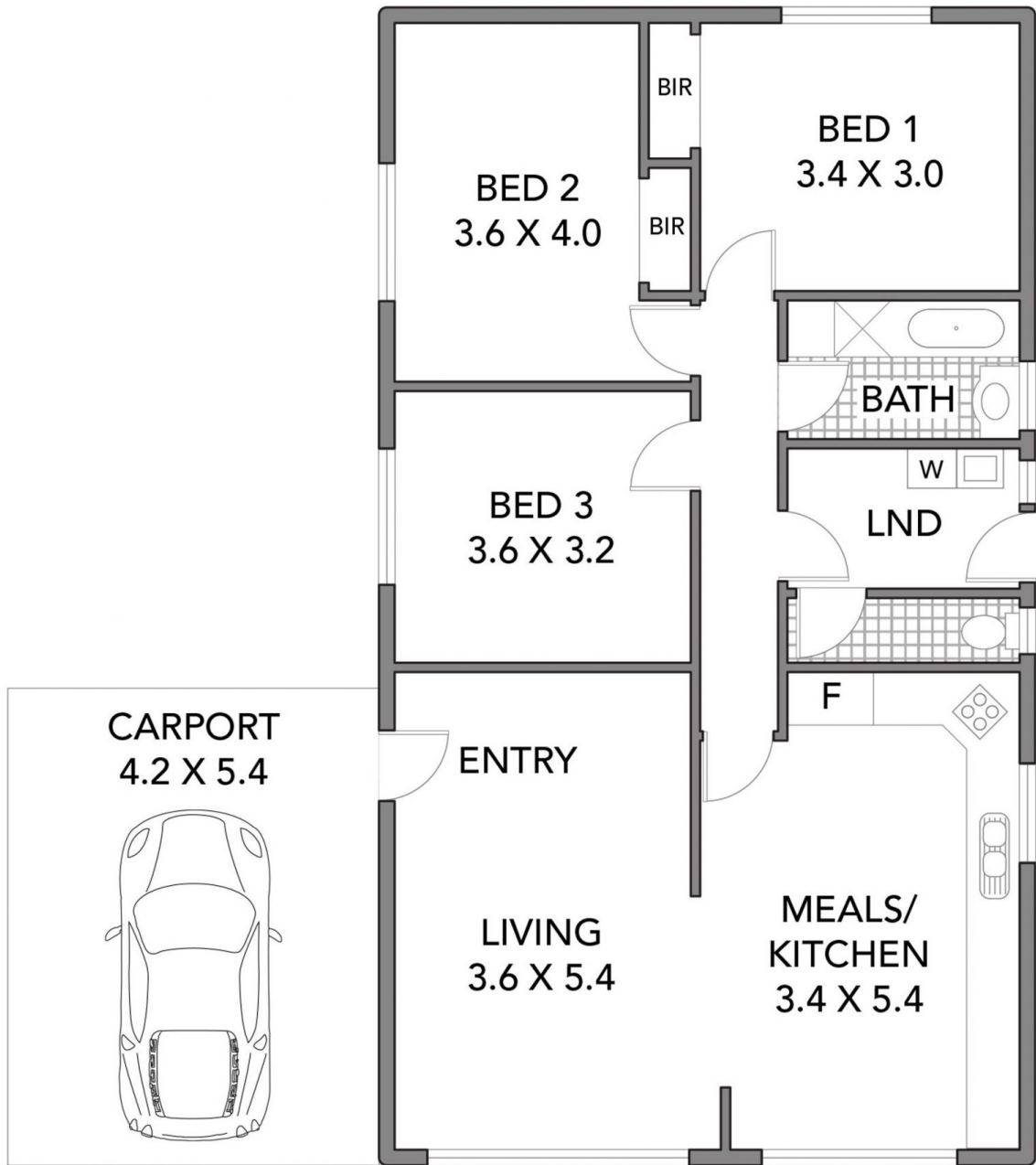
This home offers the ideal blend of comfort and convenience. Boasting a spacious layout and modern features, it appeals to both tenants and future buyers alike.

The property comprises three good sized bedrooms, (2 with BIR) a clean central bathroom and updated kitchen with stainless steel appliances and dishwasher. Additional features include a spacious living room and backyard, including outdoor entertaining area and tool shed, with drive through access.

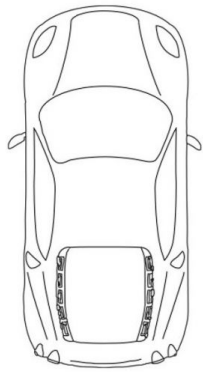
**Price** : \$ 540,000  
**Land Size** : 574 sqm  
**View** : <https://www.ypa.com.au/7674278>



**Alexander Sherriff**  
**0438 212 714**



CARPORT  
4.2 X 5.4



BED 2  
3.6 X 4.0

BED 1  
3.4 X 3.0

BED 3  
3.6 X 3.2

BATH

LND

ENTRY

LIVING  
3.6 X 5.4

MEALS/  
KITCHEN  
3.4 X 5.4

F

BIR

BIR

W