



## 44 Guildford Avenue COOLAROO VIC

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Auction Location: 44 Guildford Avenue COOLAROO VIC 3048

Located in the heart of Coolaroo and conveniently positioned just 850 metres from Coolaroo Train Station, this solid family home is a prime opportunity for first-home buyers or savvy investors. Nestled on a generous corner block of approximately 554m<sup>2</sup>, the property offers an enviable blend of comfort, convenience, and potential rental income. Surrounded by schools, shops, and places of worship, it ensures a lifestyle of ease and accessibility. With its versatile layout and added features, this home is priced to sell?act quickly!

This well-maintained residence boasts three spacious bedrooms, each fitted with split systems to keep you comfortable year-round. The updated central bathroom

**Price** : \$490,000-\$539,000  
**Land Size** : 554 sqm  
**View** : <https://www.ypa.com.au/8132160>



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