



## 22 Charles Court YARRAWONGA VIC

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Don't miss your chance to secure this rare gem nestled on approximately 1 acre of land, offering a sought-after lifestyle in a serene setting. Located in a highly desirable area with entry to the state forest at the end of the street, this property provides easy access to the Murray River and a boat ramp, perfect for outdoor enthusiasts.

**Type** : House  
**Price** : \$ 799,000  
**Land Size** : 4046.86 sqm  
**View** : <https://www.kennedyrealestate.com.au/8395708>

### Key Features:

**Spacious Home:** Boasting three bedrooms, including an ensuite to the main bedroom, this well-maintained home offers ample space for comfortable living. A separate study provides versatility for remote work or hobbies.

**Well-Equipped Kitchen:** The kitchen is equipped with all the bells and whistles, making meal preparation a breeze.

**Comfortable Living:** Enjoy year-round comfort with split

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