



## 31 Coo롱up Crescent Harkness VIC

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This outstanding Exclusive Homes built home is perfectly located on a 400m<sup>2</sup> (approx.) in the highly sought-after pocket of Harkness within close proximity to schools of all levels, shopping complexes, public transport, parklands, walking tracks and so much more, making it the ideal opportunity for families, investors and first home buyers alike.

With instant curb appeal from the low maintenance front yard to the beautiful gardens and exposed aggregate concrete leading you up to the front entrance you will fall in love with this property before you even walk in the door. Inside will also immediately impress you with 9 foot ceilings, upgraded skirting boards, bulk heads and a perfect neutral colour palette.

The master bedroom situated at the front of the home is

**Price** : \$ 630,000  
**Land Size** : 400 sqm  
**View** : <https://www.ypa.com.au/8537185>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

