



26-42 Waratah Road, MULWALA, NSW 2647

"The Complete Package – Home, Pool, Land with upside"

Positioned on an expansive parcel of land with subdivision potential (STCA), this solidly built three-bedroom, two-bathroom home offers an outstanding opportunity for homeowners, investors, and developers alike.

From the moment you arrive, you'll be impressed by the generous proportions and classic construction of this well-maintained residence. Inside, the home features three spacious bedrooms, two bathrooms, and a practical floor plan that invites future renovation or extension to unlock even greater value.

Outdoors, the property truly shines-with an inground pool perfect for the summer months, large shedding ideal for trades or storage, and undulating wide-open space that presents exciting development or lifestyle possibilities. Whether you're seeking a place to call home with room to grow, or you're looking to capitalise on the site's subdivision potential (STCA), this property ticks all the boxes.

Set in the ever-popular Waratah Road precinct, this is a rare offering combining space, solid bones, and scope to add value in a thriving regional market.

TYPE: For Sale

INTERNET ID: 300P154820

SALE DETAILS

\$795,000

CONTACT DETAILS

**Elders Real Estate
Yarrawonga**
48 Belmore Street
Yarrawonga, VIC
03 5743 9500

Xavier Leslie
0409 324 037

Key Features:

- Solid 3-bedroom, 2-bathroom home.
- 3.06 Hectares with subdivision potential (STCA).
- Inground pool and extensive shedding.
- Opportunity to renovate and value-add.
- Prime location in sought-after Mulwala.

Don't miss your chance to secure this versatile property with incredible upside. Enquire today to arrange your inspection.

Other features: Area Views, Carpeted, Exhaust, Heating, Openable Windows, Pool, Roller Door Access

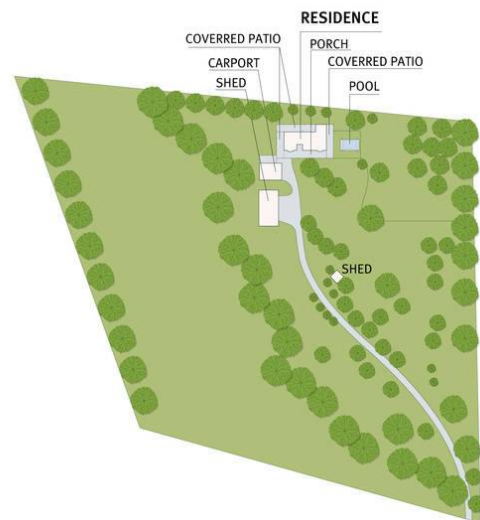
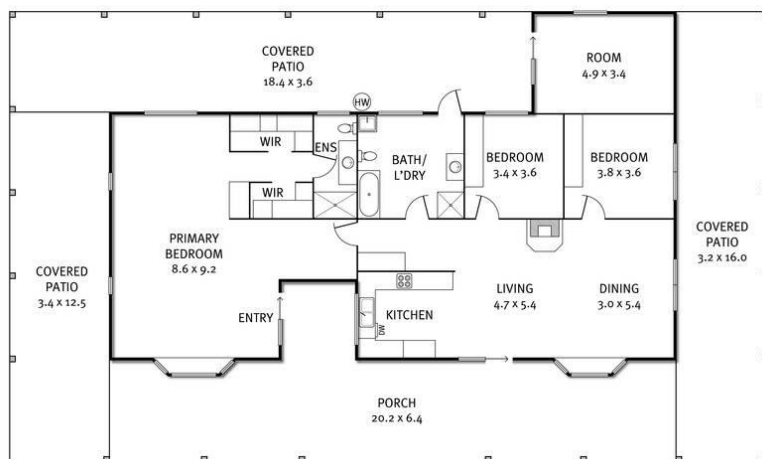
- Land Area 3.06 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 12
- Single garage
- Single carport
- Ensuite







26-42 Waratah Road, Mulwala



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.