



68 Melbourne Street, MULWALA, NSW 2647

Prime Waterfront Property with Development Potential!

Positioned on one of Mulwala's most desirable streets, this waterfront double-storey residence captures the very best of lakeside living and long-term investment potential and is being offered for sale outside of the family for the first time in over 100 years.

Set on a substantial allotment, the property offers stunning Lake Mulwala views, direct access to the water's edge, and a highly versatile footprint suited to redevelopment, renovation, or as a luxury holiday escape.

Property Features:

- Expansive double-storey home with five bedrooms
- Self-contained first floor apartment with separate access
- Panoramic lake views from multiple vantage points
- Large landholding with broad frontage in a tightly held waterfront precinct
- Development or subdivision potential (STCA) on over 1,000 sq mtrs

TYPE: For Sale

INTERNET ID: 300P163911

SALE DETAILS

\$1,725,000

CONTACT DETAILS

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

Leigh Ramsdale
0408 385 150

- Ample off-street parking and space for boats or caravans
- Prime location within walking distance to clubs, cafes, and the Yarrowongaâ##Mulwala foreshore

Whether you're seeking a lifestyle upgrade, a holiday retreat, or a strategic investment, 68 Melbourne Street represents a rare chance to secure a premium waterfront property with outstanding future potential.

Other features: Area Views, Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Heating

- Land Area 1,012.00 square metre
- Bedrooms: 5
- Bathrooms: 2
- Double carport
- Ensuite







The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.