



91 Corowa Road, MULWALA, NSW 2647

A LIFE OF LUXURY ON LAKE MULWALA!

Welcome to Lakeside living at its finest!

This three-bedroom masterpiece is a sanctuary for discerning buyers seeking a blend of elegance, comfort, and unrivalled lifestyle opportunities. Boating enthusiasts will be thrilled with the private oversize Jetty and boat ramp, allowing direct Lake access via a three-car garage, making every day on the water effortlessly enjoyable.

As you step through the entrance, you're immediately immersed in an atmosphere of modern elegance, where natural light floods the principal living space which effortlessly flows to the rear of the home where you enjoy sweeping, panoramic views of Lake Mulwala.

FEATURES / PROPERTY HIGHLIGHTS:

- * Three bedrooms (Master with his and her WIR'S & expansive ENS boasting lake views).
- * Library / home office on the ground floor which could easily be utilised as a fourth

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.

TYPE: For Sale

INTERNET ID: 300P167219

SALE DETAILS

\$2,500,000

CONTACT DETAILS

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

Xavier Leslie
0409 324 037

bedroom if desired in addition to a study on the first floor which is also designed to be easily converted into a bedroom.

* Impressive kitchen with granite benchtops, 125-year-old solid timber cabinetry reclaimed from the Echuca Wharfs and WIP.

* Three bathrooms.

* Bar / partial kitchenette flowing through to temperature-controlled wine cellar.

* Dining / TV sitting area off kitchen providing breathtaking water views plus separate living room with a feature vaulted ceiling offering an abundance of natural light.

* Ducted evaporative cooling, natural gas log fireplace and ground-floor slab heating.

* Ducted vacuum and security system.

* Alfresco and balcony.

* Three car garage with rear roller door.

* Private boat ramp and Jetty.

Embrace the waterfront lifestyle you've always dreamed of in this idyllic Mulwala residence, where every day feels like a holiday.

Other features: Carpeted, Exhaust, Heating, Openable Windows, Roller Door Access, Security System, Water Front

- Land Area 605.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- 3 car garage
- Ensuite







YI LUKUWA RIJAU MULWALA



