



8 Silverwoods Boulevard, YARRAWONGA, VIC 3730

MORE THAN MEETS THE EYE - SPACIOUS, HIGH-QUALITY HOME WITH ALL ABILITIES ACCESS.

Positioned in a premium lifestyle setting directly opposite the renowned Black Bull 18-hole Links Golf Course, this exceptional residence delivers a rare combination of space, accessibility, and high-end living in the heart of Yarrowonga's thriving tourist precinct.

Deceptively large and thoughtfully designed, this five-bedroom, three-bathroom home showcases quality craftsmanship and versatility, catering to families, holidaymakers, and astute investors alike. Constructed in 2020, the property has proven its appeal through successful short-term accommodation, offering an immediate income stream or the option for luxurious permanent living.

The home has been carefully designed with all-abilities access in mind, featuring wide hallways and seamless movement throughout. At its heart lies a stunning, custom-built kitchen complete with premium stone benchtops, dual ovens, and dual dishwashers-perfectly suited for entertaining or accommodating larger groups. This space flows effortlessly into the open-plan meals area, highlighted by a striking timber-lined raked ceiling, while a separate lounge or utility room provides additional flexibility and convenient access to the rear yard.

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: 300P180993

SALE DETAILS

\$975,000

CONTACT DETAILS

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

Xavier Leslie
0409 324 037

Comfort is assured year-round with ducted zoned reverse cycle heating and cooling, complemented by a split system air conditioner and ceiling fans throughout. Energy efficiency is enhanced with a solar system, while plantation shutters add both style and practicality.

Outdoors, the property continues to impress with an ultra low-maintenance garden, supported by an automated irrigation system. A standout feature is the impressive 11-person swim spa, complete with an accessibility hoist, reinforcing the home's commitment to inclusivity and relaxation.

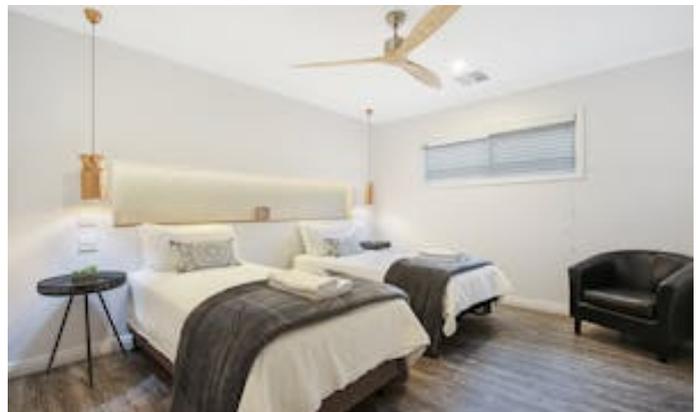
Additional features include a double lock-up garage with built-in storage, further enhancing the functionality of this exceptional offering.

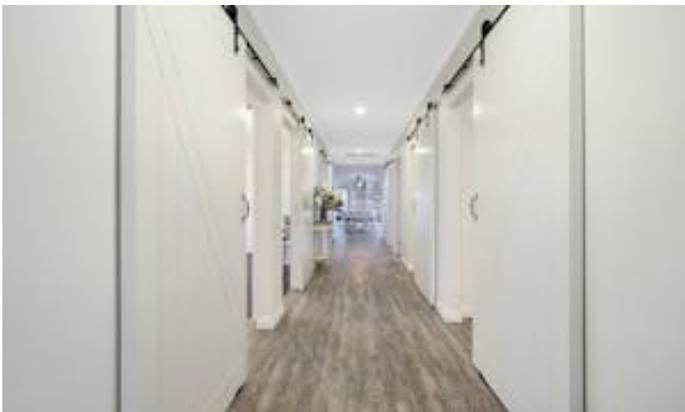
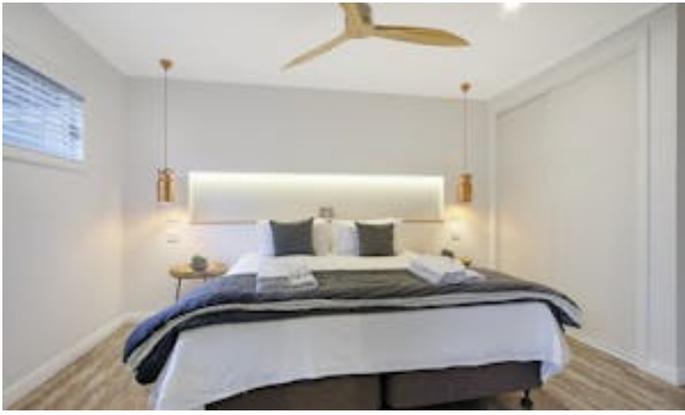
Whether you're seeking a premium family home, a holiday retreat, or a high-performing investment in a sought-after location, this unique property presents an outstanding opportunity to secure a versatile and beautifully appointed residence in Yarrawonga.

Other features: Disabled Access, Exhaust, Golf Course Estate, Heating, Openable Windows, Prestige Homes

- Land Area 514.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Double garage
- Ensuite











Total approximate house area is 287sqm
This plan is for illustration purposes only
All measurements are internal and approximate
Produced by Open2View Mountains to the Murray for

