



3/123 Manners Street, MULWALA, NSW 2647

UNIQUE OFFERING -Two titles, two bedrooms, two bathrooms.

Nestled in a quiet and private pocket of Mulwala, this partially refurbished two bedroom, two bathroom unit presents a rare and versatile opportunity for savvy investors, first home buyers, or downsizers alike.

Set on two separate titles, this low-maintenance property offers exceptional potential with the added bonus of a rare, side lane access on title â## a feature virtually unheard of in this area, opening up options for future development (STCA), additional parking, or enhanced privacy.

FEATURES:

- Two titles with options.
- Two bedrooms.
- Main bedroom with Ensuite & BIR's.
- Central bathroom.
- Two toilets.

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: 300P181658

SALE DETAILS

\$399,000

CONTACT DETAILS

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

Leigh Ramsdale
0408 385 150

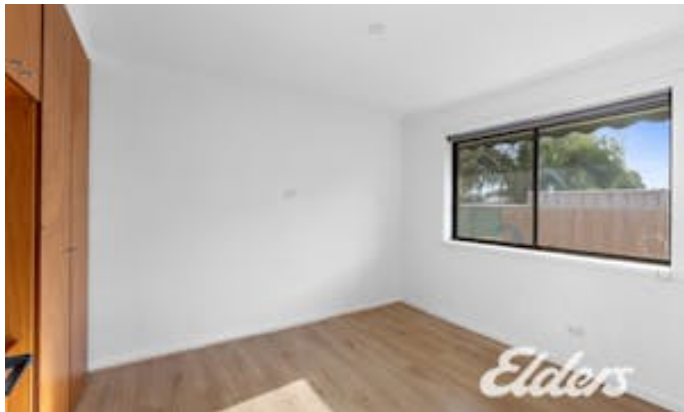
- Open plan kitchen, dining & lounge.
- Refurbished Kitchen.
- Refurbished Laundry.
- Garden shed
- Single lockup garage
- Fully Fenced private yard.
- All year comfort with Split System, ceiling fans

This unit offers peaceful living within walking distance to Mulwala's main street, lakefront, clubs, and essential amenities.

A unique offering in a tightly held area â## enquire today to secure this rare dual-title gem.

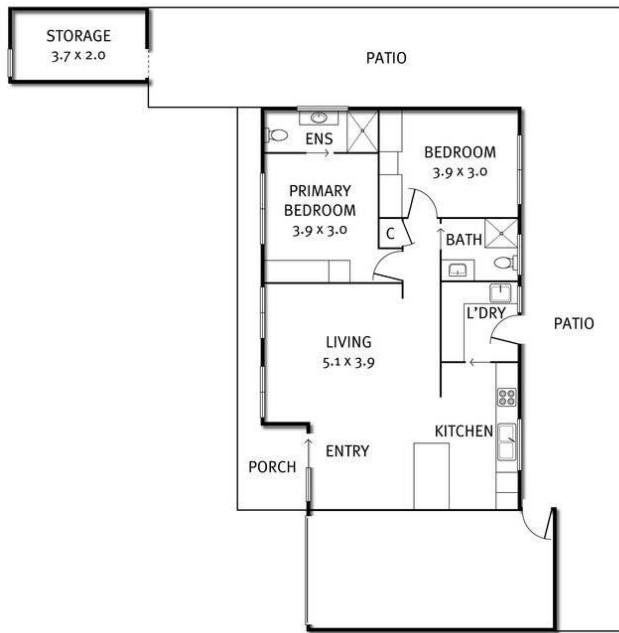
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 1
- Single garage







3/123 Manners St, Mulwala



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