



13 Kingfisher Drive, MULWALA, NSW 2647

Custom Luxury on Over an Acre

Positioned in one of Mulwala's most popular lifestyle estates, 13 Kingfisher Drive delivers the ultimate in lifestyle living. Set on just over an acre of fully landscaped and fully fenced grounds, this exceptional custom-built residence blends architectural elegance with relaxed, family-friendly design.

From the moment you enter, the attention to detail is clear – the chef standard kitchen with high end oven, quality finishes, and a layout tailored for both grand entertaining and practical daily living.

The intelligently zoned dual-wing accommodation offers superb flexibility for multi-generational living, guest privacy, or dedicated work-from-home spaces. The three large bedrooms, including a serene master suite, are complemented by a versatile fourth room – perfect as a study, nursery, or additional bedroom as required.

A true standout is the extensive shedding, ideal for the tradesman, hobbyist or those needing secure storage for boats, caravans or equipment. A private bore ensures sustainable water supply for the expansive lawns and gardens, supporting a lush landscape year-round.

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: 300P183037

SALE DETAILS

\$1,025,000

CONTACT DETAILS

**Elders Real Estate
Yarrawonga**

48 Belmore Street
Yarrawonga, VIC
03 5743 9500

Leigh Ramsdale
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Designed with lifestyle in mind and crafted for comfort, this is a rare offering combining space, functionality, and superior quality â## all just minutes from Lake Mulwala, local shops, and the vibrant border town atmosphere.

Key Features:

- Over 1 acre (approx.) of fully fenced, landscaped grounds
- Architecturally designed custom home with high-end finishes
- Feature kitchen.
- Dual-wing layout ideal for extended families or guest accommodation
- 3 spacious bedrooms plus study/fourth bedroom option
- Large open-plan living with seamless indoor-outdoor flow
- Excellent shedding and workshop space
- Bore water system for garden maintenance and efficiency
- Quiet, sought-after address just moments from town, lake and golf courses.

This prestigious Mulwala estate is a rare blend of scale, sophistication and lifestyle appeal â## a home where every detail has been thoughtfully executed.

Inspections by appointment â## contact Leigh or Xavier at Elders Real Estate today to experience the space and serenity of 13 Kingfisher Drive.

Other features: Carpeted, Exhaust, Heating, Openable Windows, Prestige Homes, Roller Door Access, Toilet Facilities

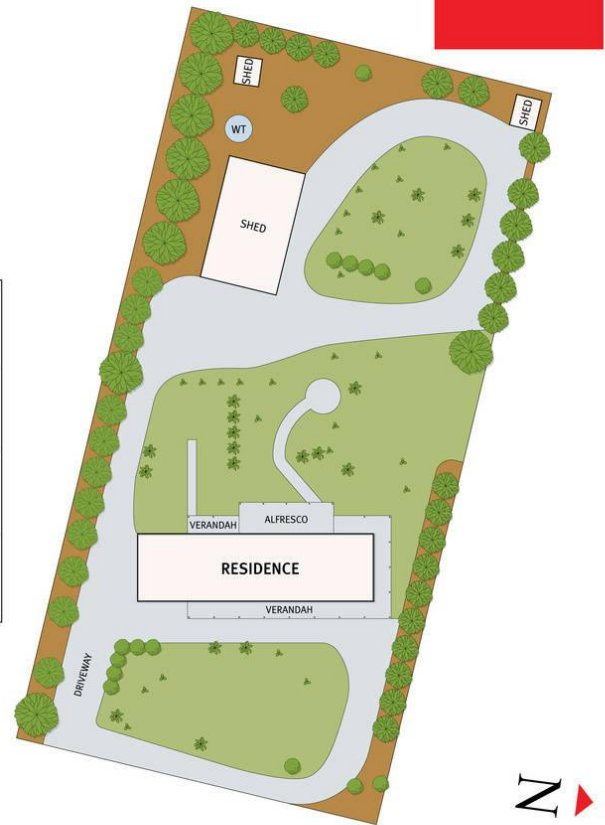
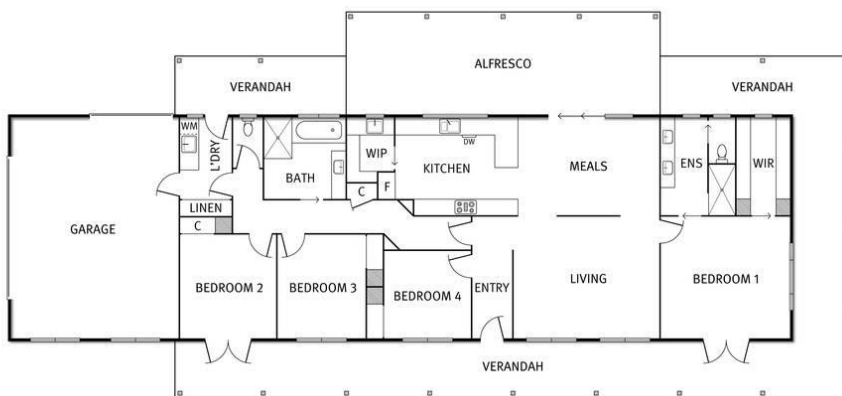
- Land Area 4,186.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 6
- Double garage
- Ensuite







13 Kingfisher Way, 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.