



## 93-95 Murray Street, MULWALA, NSW 2647

COASTAL INSPIRED MASTERPIECE ON APPROX. HALF AN ACRE IN CENTRAL MULWALA!

FOR SALE VIA EXPRESSIONS OF INTEREST CLOSING ON FRIDAY THE 19/09/2025 AT 12 NOON UNLESS SOLD PRIOR!

Set on an impressive approx. half-acre allotment in a prime central Mulwala location this beautifully crafted, coastal-inspired family residence offers the ultimate in space, style, and functionality—just moments from local shops and the waters edge of Lake Mulwala.

Boasting five generous bedrooms plus study, this thoughtfully designed home is ideal for large families or retiree. The open plan kitchen, living, and dining area is the true heart of the home, complemented by a separate lounge / versatile kids' retreat. A stunning pitched timber-lined ceiling adds character and warmth, while plantation shutters and hybrid flooring enhance the coastal charm.

The gourmet kitchen is a chef's dream, complete with premium appliances and quality finishes. Entertain year-round in the expansive alfresco area, featuring a fully equipped outdoor kitchen, wood fireplace, cafe blinds, and a seamless indoor-outdoor flow.

Comfort is assured with ducted refrigerated air conditioning and in-floor gas hydronic heating throughout. The Master suite is a private haven with a timber vanity in the ensuite and an oversize WIR.

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:** 300P183736

**SALE DETAILS**

**Expressions of Interest**

**CONTACT DETAILS**

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

**Leigh Ramsdale**  
0408 385 150

Tradies, hobbyists or those with toys will love the side and rear lane access to the enormous 15mx10m shed-perfect for storing boats, caravans, or setting up a workshop.

This is a rare opportunity to secure a high-quality family home with every lifestyle amenity at your fingertips.

KEY FEATURES:

- \* Custom built home set on 2,023 Sq Mtrs (approx. half acre) in central Mulwala.
- \* Chef inspired kitchen boasting stone benchtops / splash back and WIP.
- \* Pitched timber lined ceiling with feature skylights in principal living area.
- \* 15m x 10m Tradesman size shed with over height roller / sliding doors, mezzanine, powder room, fully enclosed "Man Cave" and provisions for 3 phase power.
- \* Abundance of internal storage throughout.
- \* Entertainers Alfresco complete with built-in kitchen, wood fireplace and cafe blinds.
- \* Ducted refrigerated air conditioning and in-floor gas hydronic heating.

Other features: Carpeted, Close to Schools, Close to Shops, Exhaust, Heating, High Clearance, Kitchenette

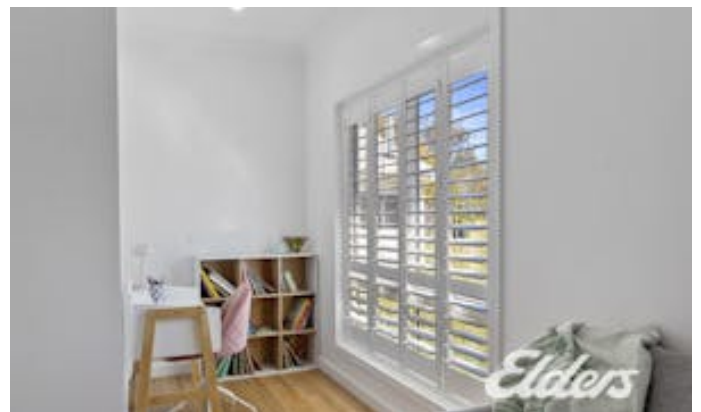
- Land Area 2,023.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- 6 car garage
- Ensuite
- Floorboards













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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.