



## 132 Manners Street, MULWALA, NSW 2647

### Renovate or Redevelop – Prime Corner Opportunity

Set on a generous corner allotment in a quiet, well-established pocket of Mulwala, 132 Manners Street presents an outstanding opportunity for renovators, investors and developers alike.

The existing three-bedroom home offers a solid foundation with scope to update and add value, while the large block and corner position highlight subdivision potential (STCA) for those looking to maximise future returns.

A spacious undercover alfresco area provides the perfect setting for outdoor entertaining, complemented by a good-sized shed ideal for storage, workshop use or housing toys.

Conveniently located close to shops, schools and all Mulwala amenities, this affordable property delivers flexibility, position and potential in equal measure.

Key features include:

- 3 generous bedrooms, 1 central bathroom

**TYPE:** For Sale

**INTERNET ID:** 300P183804

#### SALE DETAILS

**\$485,000**

#### CONTACT DETAILS

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

**Leigh Ramsdale**  
0408 385 150

- Large undercover alfresco / outdoor entertaining area
- Split system heating/cooling & wood log heater
- Corner allotment with subdivision potential (STCA)
- Quiet, family-friendly location
- Good shed with excellent storage options
- Close to shops, schools and everyday amenities
- Affordable entry into the Mulwala market

Whether you're looking to renovate, invest or explore development possibilities, this is an opportunity not to be missed.

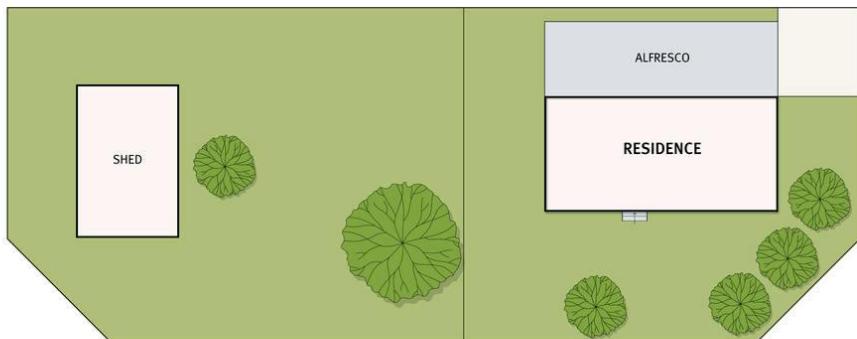
Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Openable Windows

- Land Area 976.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single garage





132 Manners Street, Mulwala



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