

Lake Mulwala

Yarrawonga



Boundary Approx



290 Savernake Road, MULWALA, NSW 2647

Impressive Rural Lifestyle Opportunity Minutes from Lake Mulwala

130.00 hectares, 321.23 acres

Clonmore Park is set on approximately 320 acres / 130 hectares, this stellar property combines productive farmland with a comfortable family homestead, all within just 3.3km (approx. 6 minutes) from the iconic Lake Mulwala. Offering space, versatility, and lifestyle appeal, it presents an enviable opportunity for those seeking a rural retreat with modern conveniences close at hand.

At the front of the property stands an impressive 4 bedroom, 2 bathroom home that is powered by a substantial solar system with battery storage plus generator back up. Designed with family living in mind, the thoughtfully designed floorplan is spread across two levels. The ground floor features the spacious open plan kitchen, dining, and living area, creating the perfect hub for everyday living, the large windows open the home to a bright and spacious feel, enabling the opportunity to soak up those rural views. Also located on this level is a bedroom, study space, laundry, and a bathroom, providing both functionality and flexibility for family living. Upstairs, the main bedroom is accompanied by two additional bedrooms and the central family bathroom, creating a sense of privacy and convenience.

TYPE: Auction

INTERNET ID: 300P184371

AUCTION DETAILS

1:00pm, Thursday October 23rd, 2025

CONTACT DETAILS

Albury rural
297 Schubach Street
Albury, NSW
02 6021 3355

David Gittoes
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The property is well set-up for rural pursuits, including a 12m x 12m shed, ideal for machinery, workshop space, or storage, also containing a Selectronic Solar System with a Kohler generator & lithium batteries, plus a fully equipped stock & domestic bore. Quality farm fencing runs throughout the holding, and cattle yards are in place, making the property well-suited to grazing or mixed farming operations.

The land itself offers a blend of productivity and lifestyle, with ample space for stock, cropping, or hobby farming. An established orchard adds a touch of self-sufficiency, perfect for those who value fresh, homegrown produce. With its expansive acreage, the property provides plenty of scope for further improvements, equestrian pursuits, or simply enjoying the peace and privacy of wide-open spaces. Located in Mulwala's growth corridor, 'Clonmore Park' is just next door to Mulwala's newest subdivision creating a potential for rezoning opportunities in the future.

Rarely does such a substantial property come to market so close to Lake Mulwala, a destination renowned for its boating, fishing, and water sports, as well as its thriving café and tourism scene. With the convenience of being only minutes from the water and township amenities, yet far enough to enjoy the tranquillity of rural life, this property offers the very best of both worlds.

Whether you're seeking a productive farming base, a rural lifestyle property, or a combination of both, this unique 320 acre* holding is sure to impress.

AUCTION - On Site 1:00pm Thursday 23rd October 2025

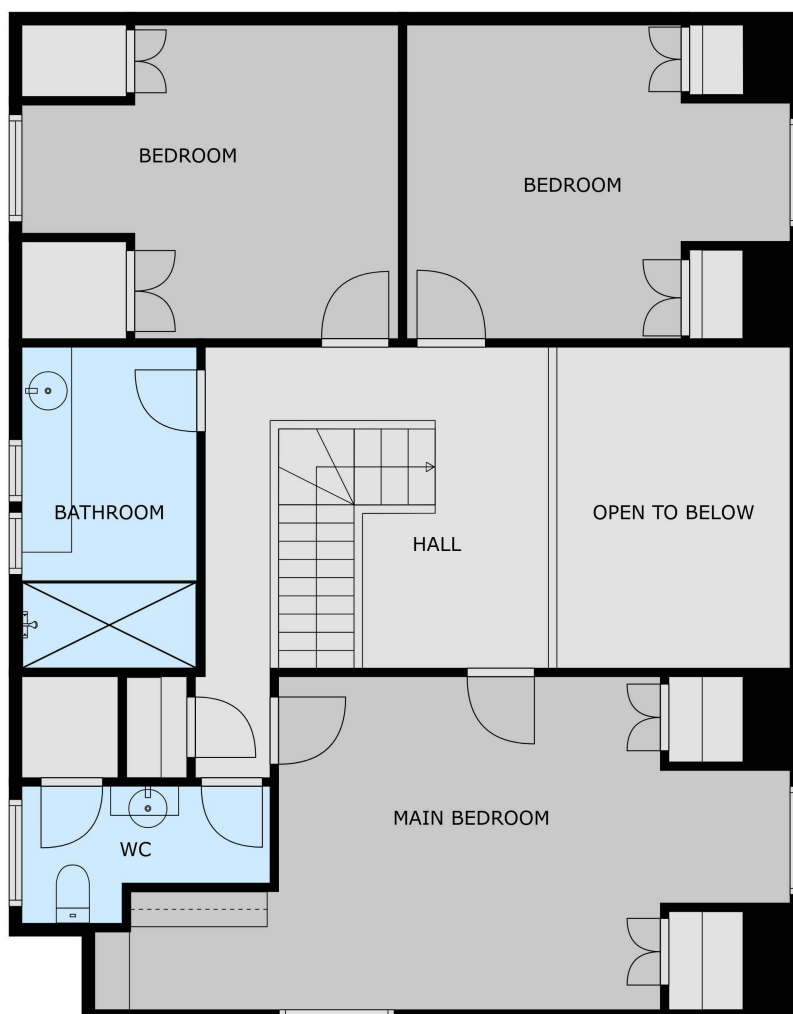
- Land Area 130 hectares



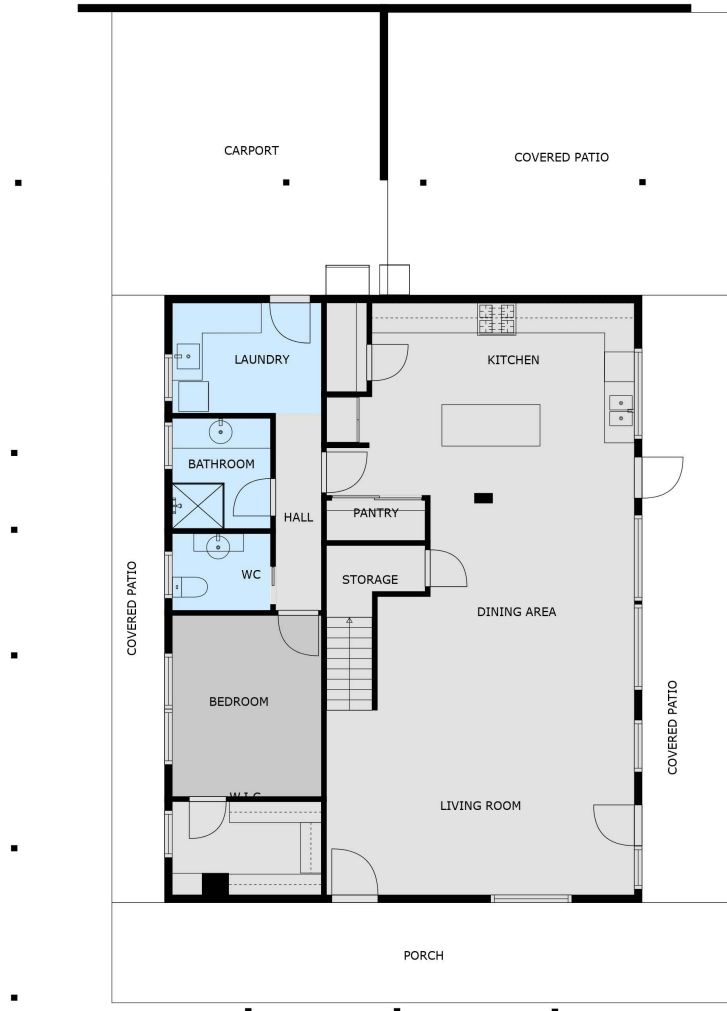








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