



## 11/4 Melbourne Street, MULWALA, NSW 2647

Prestige Waterfront Living - Architecturally Designed Luxury in Prime Mulwala Location.

Set within an exclusive gated community, just metres from a private boat ramp and Mulwala's vibrant shopping strip, this near new architecturally designed double-storey residence offers the epitome of luxury waterfront living.

Expertly crafted to maximise sweeping water views from both levels, the home is a showcase of refined finishes, cutting-edge technology and low-maintenance sophistication - perfect for permanent living or an indulgent holiday retreat.

Boasting five generous bedrooms and four designer bathrooms, the ground floor features a serene Master suite complete with walk-in robe and a luxe ensuite. A dedicated home office provides the ideal work-from-home setup, while the expansive open-plan living and dining area seamlessly integrates with a gourmet kitchen - fitted with stone benchtops, Miele appliances and an extensive butler's pantry.

Upstairs, you'll find four additional bedrooms- two with private ensuites - a central family bathroom and a stylish second lounge, all enjoying elevated vistas and natural light.

### Premium Features Include:

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:** 300P185165

### SALE DETAILS

**\$3,325,000**

### CONTACT DETAILS

**Elders Real Estate  
Yarrawonga**

48 Belmore Street  
Yarrawonga, VIC  
03 5743 9500

**Xavier Leslie**  
0409 324 037

- \* Gourmet kitchen with Miele appliances & large butler's pantry.
- \* Karndean Looselay high-end flooring & Luxaflex Sheer blinds.
- \* Zoned ducted refrigerated air conditioning & natural gas log fireplace.
- \* 10KW Solar system with 3-phase power.
- \* Double glazed windows / doors throughout.
- \* I.G magnesium swimming pool with heat pump.
- \* Travertine-paved alfresco with built-in BBQ and first-floor balcony.
- \* Security camera system for peace of mind.
- \* Oversized double garage plus ample visitor parking.

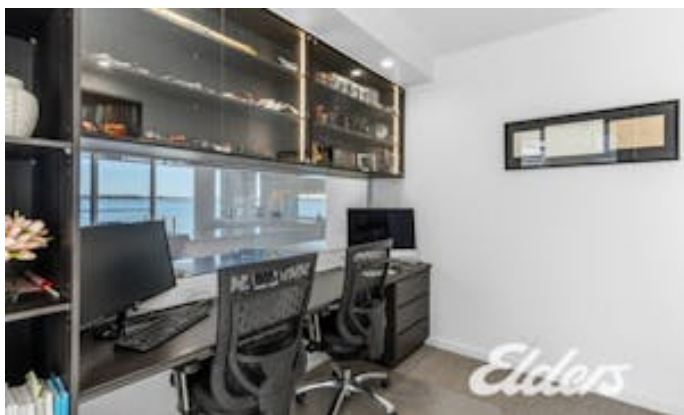
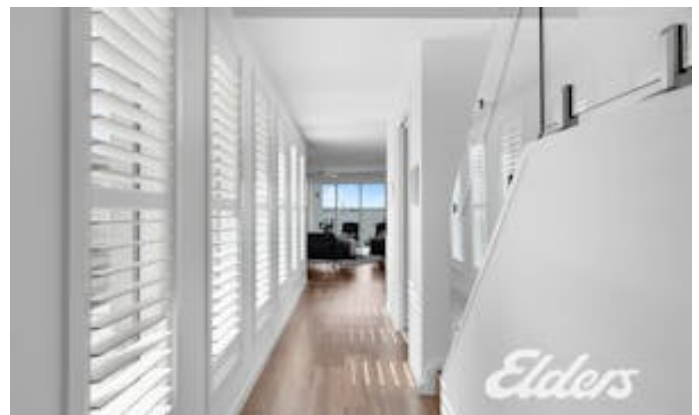
Perfectly positioned on a low-maintenance allotment, this home allows you to embrace a luxury lifestyle by the water with effortless access to boating, shopping and the region's many attractions.

Other features: 3 Phase Power, Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Heating

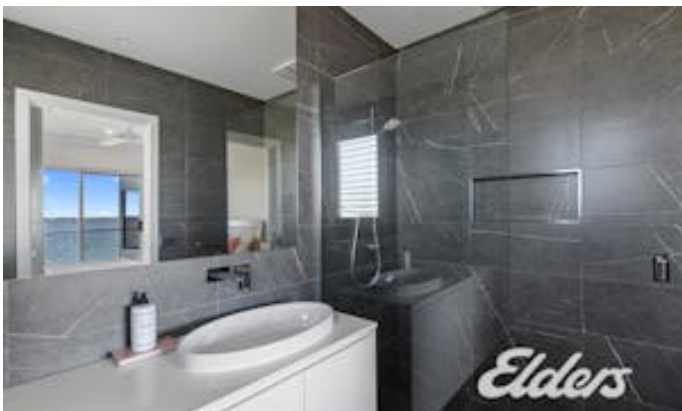
- Land Area 588.00 square metres
- Bedrooms: 5
- Bathrooms: 4
- Double garage
- Ensuite





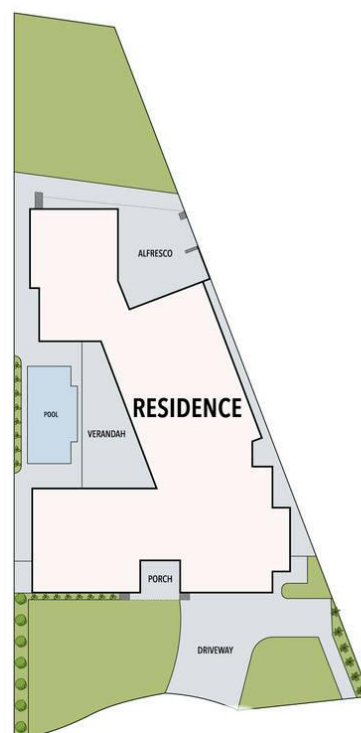








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LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.