



## 11 Kingfisher Drive, MULWALA, NSW 2647

### FAMILY LIFESTYLE LIVING ON AN ACRE!

Welcome to 11 Kingfisher Drive, a stunning and expansive family home perfectly positioned on a generous 1-acre block in the heart of Mulwala's premiere lifestyle estate. This remarkable property offers ample space, comfort, and versatility for the modern family seeking both privacy and convenience.

Boasting multiple living areas, the home features four generously sized bedrooms with the option for a fifth, an expansive feature master suite, a well-appointed kitchen, and plenty of natural light throughout. Whether you're entertaining guests or enjoying quiet family moments, the open plan design caters to every lifestyle.

Outside, the large shed provides excellent storage options or the perfect workshop space, ideal for hobbyists or those needing additional room for vehicles and equipment. The vast, fully fenced yard offers endless opportunities for outdoor activities, gardening, and ample room to add a pool if desired (STCA).

#### Key Features:

- Expansive Master suite.

**TYPE:** For Sale

**INTERNET ID:** 300P185186

#### SALE DETAILS

**\$1,125,000**

#### CONTACT DETAILS

**Elders Real Estate  
Yarrawonga**

48 Belmore Street  
Yarrawonga, VIC  
03 5743 9500

**Leigh Ramsdale**  
0408 385 150

- Flexible accommodation with a 5th bedroom option.
- Large office space.
- 3 Living areas, creating space for all the family.
- Kitchen with Stone bench tops and quality 900mm oven / cooktop.
- Butler's pantry.
- Ample storage throughout.
- 6.6KW solar system.
- Large 12m x 6m shed.
- Bore water to support the automated watering system.
- Fully fenced.

Situated in a sought-after location, this home combines rural tranquility with easy access to local amenities, schools, and recreational facilities.

Don't miss the chance to secure this exceptional family residence with ample room to grow.

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

- Land Area 4,102.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double garage
- Ensuite
- Floorboards





