



## 1 Sunset Court, YARRAWONGA, VIC 3730

Prime Lifestyle Allotment – Over 1 Acre on Yarrawonga's Southern Fringe.

**4,147.00 square metres,**

Situated in a desirable lifestyle estate on the southern edge of Yarrawonga, this expansive allotment of approximately 4,147 square metres (just over 1 acre) offers the perfect blend of space, convenience, and opportunity.

Positioned in a slightly elevated estate and surrounded by quality homes, this parcel of land is ideal for those seeking room to build their dream abode with ample space for sheds, a pool, or even a hobby garden – all without compromising proximity to town amenities.

Enjoy the convenience of town water, power, and natural gas readily available at the boundary, providing all the essential services to support your future build.

Only a short drive to Yarrawonga's vibrant town centre, schools, shops, and the iconic Lake Mulwala, this property combines peaceful semi-rural living with easy urban access.

Whether you're looking to create your family sanctuary or secure a smart investment in a growing area, this allotment presents a rare and exciting opportunity.

**TYPE:** For Sale

**INTERNET ID:** 300P186402

**SALE DETAILS**

**\$379,000**

**CONTACT DETAILS**

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

**Xavier Leslie**  
0409 324 037

Key Features:

- \* Approx. 4,147m<sup>2</sup> (over 1 acre).
- \* Slightly elevated position in lifestyle estate.
- \* Town water, power & natural gas available.
- \* Minutes from Yarrawonga's main street.
- \* Space and flexibility for your ideal build.
  - Land Area 4,147.00 square metres



