



## 161 Brownings Road, YARRAWONGA, VIC 3730

Lifestyle Acreage offering Two Titles – Refurbished Home, Shed, Solar & Pool.

Set across two generous lots, this property offers flexibility and future possibilities that are hard to find. Whether you're looking to develop or invest, the space and scope here open the door to a range of exciting options.

Discover the perfect blend of lifestyle, space and convenience at this beautifully refurbished acreage property. Offering room to breathe and the freedom to live the way you've always wanted, this rare dual lot holding delivers all the benefits of rural living while being just moments from town and within easy reach of the Murray River.

Step inside the refreshed four-bedroom residence to find light-filled living spaces, updated finishes and a warm, welcoming country feel. The home sits privately on its allotment, surrounded by open lawns and established trees that enhance both privacy and outlook.

Outdoor living is a true highlight here. A sparkling inground swimming pool provides the ideal spot for summer relaxation, while expansive yard areas create endless opportunity for kids, pets, hobbies or future improvements. A substantial shed offers excellent storage for vehicles, machinery or recreational equipment, complemented by solar power that helps keep running costs at a minimum.

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:** 300P188280

**SALE DETAILS**

**\$1,150,000**

**CONTACT DETAILS**

**Elders Real Estate  
Yarrawonga**

48 Belmore Street  
Yarrawonga, VIC  
03 5743 9500

**Leigh Ramsdale**  
0408 385 150

Key Features:

- Acreage property offering two separate lots.
- Ideal for savvy buyers seeking development & investment potential.
- Easy access to town, the Murray River & Lake Mulwala.
- Peaceful refurbished home ready to enjoy.
- Master bedroom with ensuite & walk in robe.
- Central bathroom & separate toilet.
- Multiple living spaces.
- Home office.
- Excellent shed for storage or workshop.
- Solar system for efficient living.
- Inground pool ideal for year-round enjoyment.
- Water allocation from channel, plus 3 large water tanks.

Whether you're seeking a peaceful retreat, space for a growing family, or a lifestyle base close to boating, fishing and river recreation, this property delivers it all.

Other features: Area Views, Carpeted, Exhaust, Heating, Openable Windows, Pool, Toilet Facilities

- Land Area 6.47 acres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Double carport
- Ensuite
- Floorboards



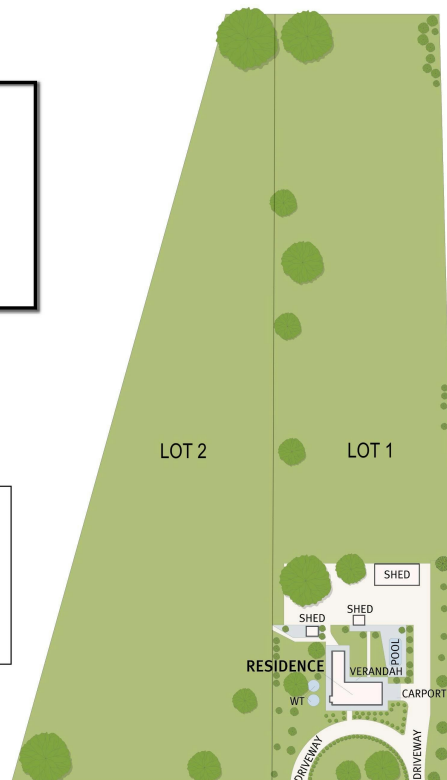
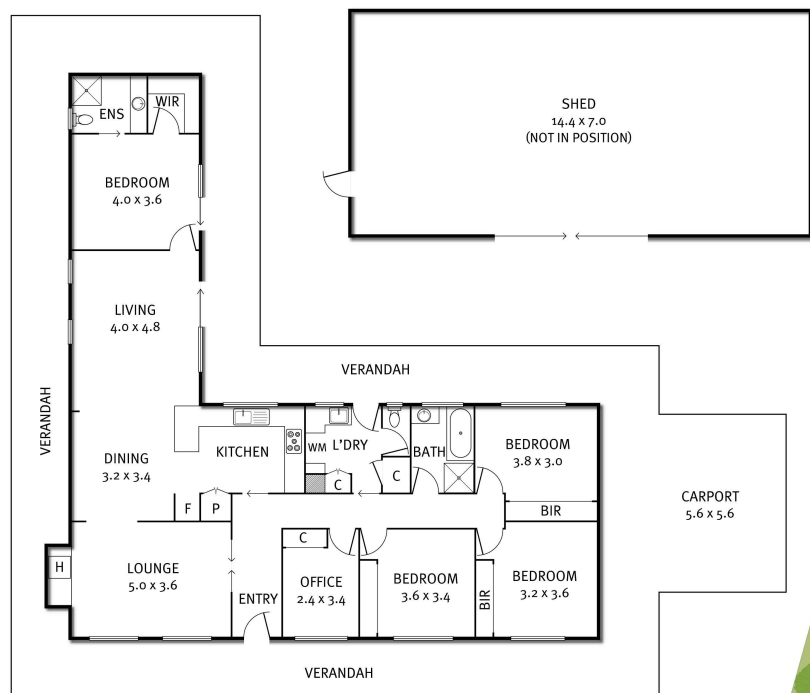








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