



12 Lang Street, MULWALA, NSW 2647

Ultimate Mulwala locale—Walk to the Water and Main Street.

Ideally positioned just metres from the sparkling waters of Lake Mulwala and a short stroll to the Main Street, this compact three-bedroom brick veneer residence offers an exceptional opportunity in one of Mulwala's most sought-after holiday pockets.

Well maintained and partially refurbished, the home suits both the astute investor seeking a desirable holiday-let option and the owner-occupier looking for low-maintenance living in a first-class location.

Step inside to discover a comfortable and inviting interior featuring ducted evaporative cooling, ducted natural-gas heating and a charming natural-gas log fireplace, ensuring year-round comfort. Ceiling fans are installed throughout for added convenience.

Outdoors, an impressive salt-chlorinated, solar-heated in-ground pool provides a private oasis for relaxing and entertaining. The expansive undercover alfresco area further enhances the home's appeal, creating the perfect space for outdoor dining and gatherings.

Practicality is also well catered for, with drive-through access via the carport to the rear yard—ideal for secure boat or caravan storage.

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: 300P189516

SALE DETAILS

\$679,000

CONTACT DETAILS

**Elders Real Estate
Yarrawonga**

48 Belmore Street
Yarrawonga, VIC
03 5743 9500

Xavier Leslie
0409 324 037

A rare offering in a premium lakeside locale-this property encapsulates effortless living, superb amenities and an unbeatable Mulwala lifestyle.

*PLEASE NOTE PROPERTY CURRENTLY TENANTED UNTIL THE 04/05/2026.

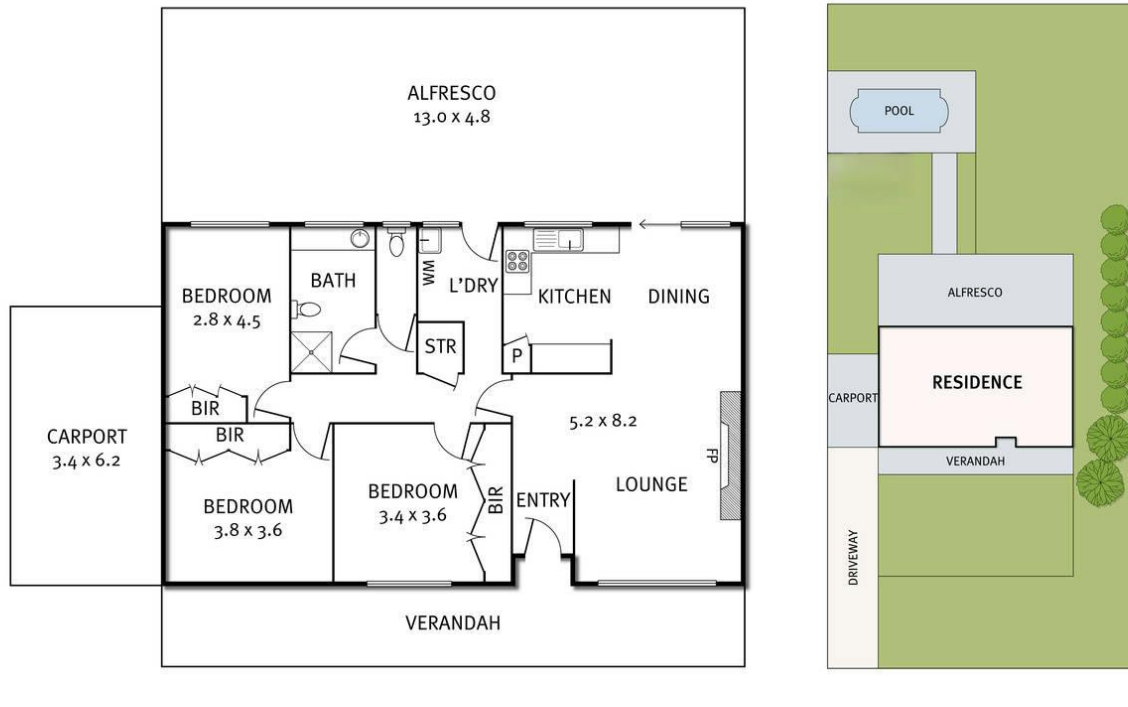
Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Heating, Openable Windows

- Land Area 712.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport





12 Lang Street, Mulwala



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LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.