



## 17 Charter Way, YARRAWONGA, VIC 3730

Turn-Key Coastal Comfort in Exclusive Silverwood's Estate.

Discover a timeless, coastal-inspired three-bedroom residence set directly opposite parkland and just metres from the waters edge of Lake Mulwala, nestled within the prestigious Silverwood's golfing estate. Thoughtfully designed for comfort and convenience, the home features a beautifully appointed master suite complete with walk-in robe and ensuite, while the remaining bedrooms offer generous space for family or guests.

Set on a low-maintenance allotment, the property provides scope to incorporate an in-ground pool if desired (STCA), allowing you to further enhance its already impressive lifestyle appeal. Light-filled interiors, quality finishes and an effortless indoorâ## outdoor flow create a relaxed ambience perfectly aligned with its coastal inspiration.

Ideal for investors, mature buyers, downsizers or anyone seeking a quality home in an enviable lakeside position, this residence promises an unrivalled lifestyle where golf, water and leisure are all at your doorstep. A rare opportunity to secure a premium property in one of Silverwoods' most desirable locations.

### KEY NOTES / FEATURES:

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:** 300P189574

### SALE DETAILS

**\$699,000**

### CONTACT DETAILS

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

**Xavier Leslie**  
0409 324 037

- \* Stone benchtops in kitchen, ensuite and family bathroom.
- \* DLUG - providing direct access to residence.
- \* Quality kitchen with WIP, opening on to meals / living area and expansive outdoor entertaining area.
- \* Servery from kitchen to outdoor area.
- \* Ducted evaporative cooling and ducted natural gas heating.
- \* Automated irrigation system.

First class location - Opposite parkland and conveniently located to Lake Mulwala, Sebel Resort and Rowing / Yacht Clubs.

Other features: Carpeted, Exhaust, Golf Course Estate, Heating, Openable Windows, Roller Door Access

- Land Area 406.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite











# 17 Charter Way, Yarrawonga



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