



## 7 Campbellfield Drive, YARRAWONGA, VIC 3730

### An Outstanding Affordable Opportunity!

Set in a peaceful and well-established pocket of Yarrawonga, 7 Campbellfield Drive presents a solid brick veneer home on an generous allotment of approx. 840 m2 offering space, functionality and an enviable lifestyle close to Lake Mulwala.

Built to last, the home is ideal for buyers seeking durability, practicality and flexibility. The standout side access leads through to the rear yard and shed, making it perfect for those with boats, trailers, caravans or additional storage needs. The quiet location enhances the appeal, while still being just moments from the lake and local amenities.

Whether you're looking for a comfortable family home, a downsizer with storage options, or a smart investment in a tightly held area, this property delivers on all fronts.

#### Property Features:

- Three bedrooms
- Master with ensuite & walk in robe.
- Central bathroom

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:** 300P190823

#### SALE DETAILS

**\$595,000**

#### CONTACT DETAILS

**Elders Real Estate  
Yarrawonga**

48 Belmore Street  
Yarrawonga, VIC  
03 5743 9500

**Leigh Ramsdale**  
0408 385 150

- Home office
- Spacious kitchen with wall oven, gas cook top & dishwasher
- Separate lounge room
- Practical, easy-living floorplan
- All year comfort with evap cooling, gas heating & gas log fire
- Fully fenced low maintenance private rear yard
- Side access ideal for boat, van or trailer storage
- Secure shed for storage or workshop use
- Quiet, family-friendly street close to Lake Mulwala
- Ideal for owner-occupiers, retirees or investors

A well-located, well-built home with features that are increasingly hard to find, an inspection is highly recommended.

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

- Land Area 840.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Ensuite





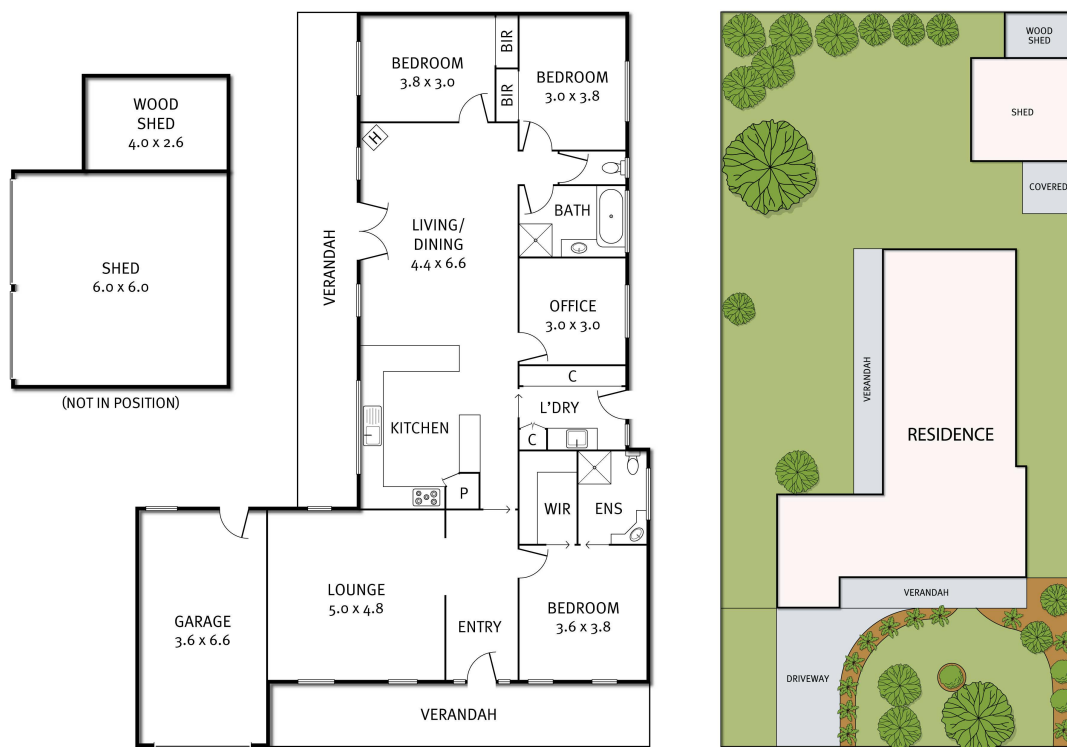






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Elders



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