



12 Derry Drive, YARRAWONGA, VIC 3730

Custom-Built Excellence Designed for Modern Multi-Generational Living.

Crafted by a highly regarded local custom builder with an uncompromising focus on quality, scale, and thoughtful design, this exceptional four-bedroom residence delivers the ultimate in modern family living. Perfectly suited to large families, retirees, or multi-generational households, the home combines flexibility, functionality, and striking contemporary appeal.

Boasting an expansive and intelligently designed floorplan, the property features three generous internal living zones, providing ample space for relaxation, entertainment, and everyday living. Accommodation is superb, with four well-appointed bedrooms complemented by three stylish bathrooms, including two luxurious master suites. One master is privately positioned with its own retreat, making it ideal for guest accommodation or extended family living.

From the moment you enter, the home impresses with its captivating design and premium finishes. A stunning raked ceiling enhances the light-filled kitchen and dining area, creating a true sense of space and architectural flair. The high-end kitchen is the heart of the home, complete with stone benchtops, a walk-in pantry, feature lighting over the island bench, and a convenient servery connecting seamlessly to the outdoor entertaining zone.

TYPE: For Sale

INTERNET ID: 300P190842

SALE DETAILS

\$1,160,000

CONTACT DETAILS

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

Xavier Leslie
0409 324 037

Designed for year-round comfort and efficiency, the home includes ducted reverse cycle air conditioning, complemented by a solar system. Square set cornices, a dedicated home office, and an abundance of cleverly integrated storage further enhance the home's practicality and sophistication.

Seamless indoor-outdoor living is a standout feature, with an expansive alfresco area equipped with café blinds and a built-in outdoor kitchen-perfect for entertaining in any season.

Adding to the property's versatility is genuine side vehicle access leading to a high-clearance shed/garage, ideal for securely storing a caravan, boat, or additional vehicles. An automated irrigation system ensures the surrounding grounds are as low-maintenance as they are well-presented.

This is a truly impressive residence where luxury, space, and lifestyle combine to create a home of enduring appeal.

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

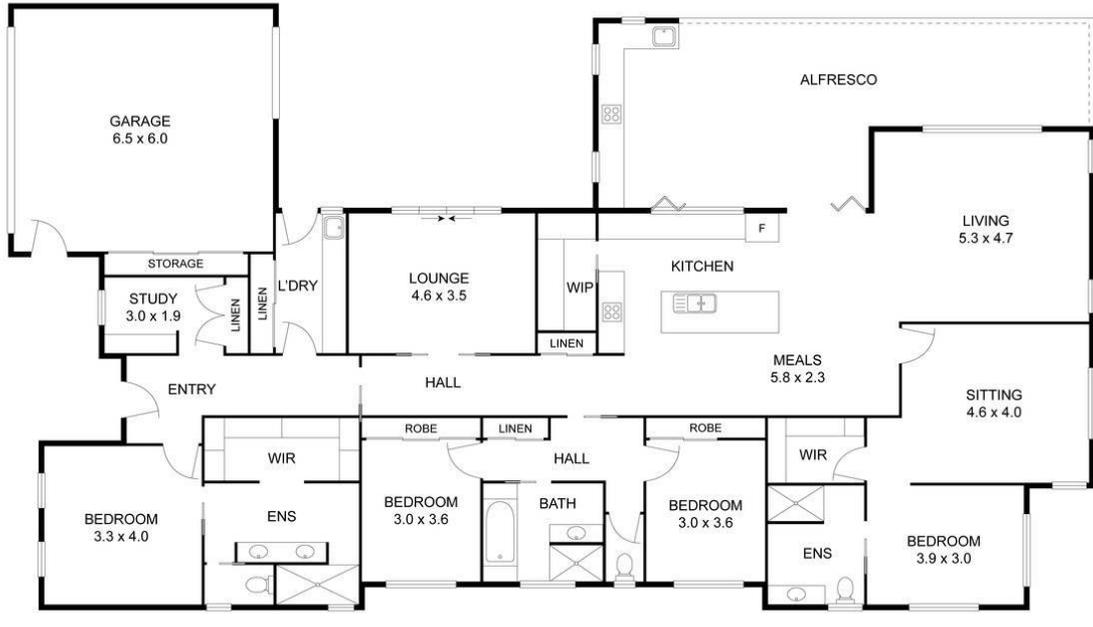
- Land Area 900.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- 3 car garage
- Ensuite







12 Dery Drive, Yarrawonga, VIC, 3730



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY. IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.