



13 Rakali Drive, YARRAWONGA, VIC 3730

A Premier Yarrowonga Address Metres from Lake Mulwala.

Positioned on the eastern corridor of Yarrowonga, just metres from the shores of Lake Mulwala and the scenic bike and walking track linking the town centre to the Sebel Resort, this immaculately presented four-bedroom, two-bathroom residence delivers on many fronts.

Designed and constructed with both families and retirees in mind, the home features dual living zones, providing flexibility for relaxed everyday living or entertaining. Caravan and boat enthusiasts will be particularly impressed by the excellent side access leading to a large shed with approximately 3.1m clearance, ideal for secure storage.

Comfort is assured year-round with ducted evaporative cooling, ducted natural gas heating and a cosy natural gas log fireplace, while the solar system helps keep energy costs down. Outdoor living is equally well catered for, with an inviting alfresco area complete with café blinds, an open pergola, outdoor spa and a low-maintenance garden serviced by an automated irrigation system.

Additional features include a double lock-up garage, thoughtfully landscaped grounds and a location that perfectly blends lakeside living with everyday convenience. An

TYPE: For Sale

INTERNET ID: 300P191517

SALE DETAILS

\$895,000

CONTACT DETAILS

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Yarrowonga**
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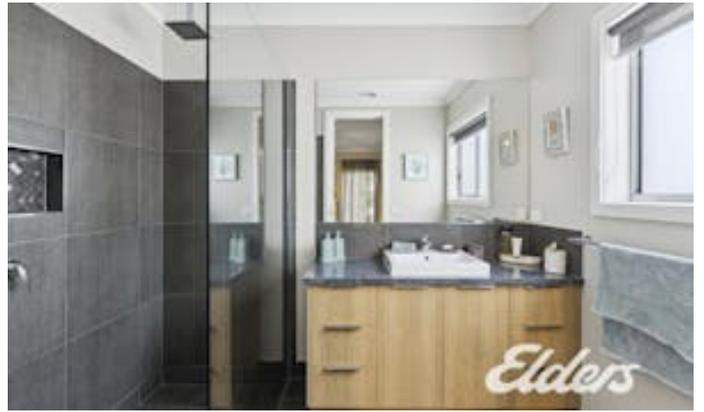
Xavier Leslie
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outstanding opportunity in a premium Yarrowonga setting, this property is sure to attract strong interest.

Other features: Carpeted, Exhaust, Heating, High Clearance, Openable Windows, Roller Door Access, Spa

- Land Area 721.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- Ensuite







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