



## 1/31 Lakeviews Circuit, YARRAWONGA, VIC 3730

Deceptively Spacious & Ultra Low-Maintenance Living – No Body Corporate Fees.

Perfectly positioned just moments from the shores of Lake Mulwala, this deceptively spacious residence offers an outstanding opportunity for retirees, holidaymakers, or savvy investors alike. With no body corporate fees and priced affordably for the Yarrawonga/Mulwala market, this home represents exceptional value.

Thoughtfully designed for comfortable, easy living, the home features four bedrooms (or three bedrooms plus a study), complemented by two well-appointed bathrooms. At the heart of the home, an expansive open-plan kitchen, meals, and living area creates a welcoming space for everyday living and entertaining.

Additional highlights include:

\*Double lock-up garage with secure internal access.

\* Ducted natural gas heating for cosy winters.

\* Ducted evaporative cooling for summer comfort.

\* Convenient Euro-style laundry.

**TYPE:** For Sale

**INTERNET ID:** 300P191942

**SALE DETAILS**

**\$585,000**

**CONTACT DETAILS**

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

**Xavier Leslie**  
0409 324 037

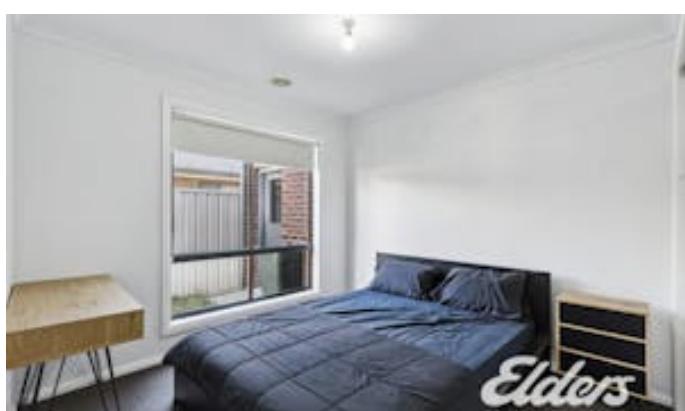
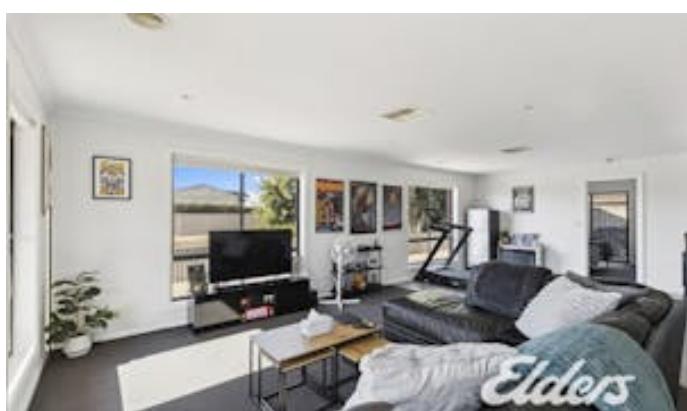
\* Private and secure rear yard with minimal maintenance required.

Whether you're seeking a peaceful place to retire, a low-maintenance holiday retreat near the water, or a smart investment in a high-demand location, this property delivers on lifestyle, comfort, and value.

An opportunity not to be missed in the ever-popular Yarrawonga/Mulwala region.

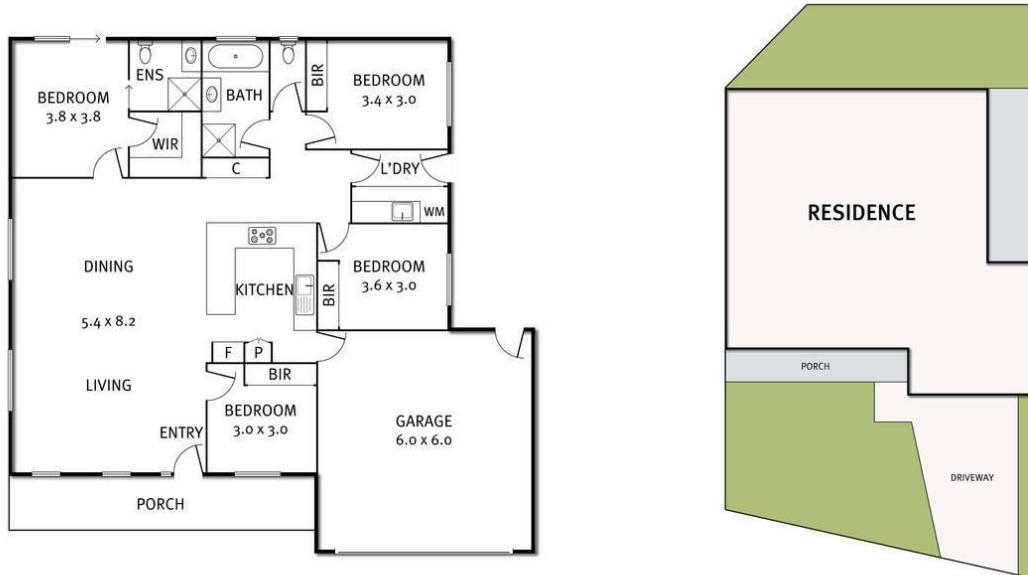
Other features: Carpeted, Exhaust, Heating, Openable Windows, Roller Door Access

- Land Area 372.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite





# 1/31 Lakeviews Circuit, Yarrawonga



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.