



## 5 Phillip Hyland Drive, YARRAWONGA, VIC 3730

Executive Hampton Elegance in a Coveted Silverwood's Golf Estate Setting.

Positioned within one of Silverwood's Golfing Estate's most tightly held and prestigious pockets, this exceptional custom-built Hampton-style residence delivers a flawless balance of timeless elegance, contemporary luxury and resort-inspired living.

Set against a tranquil, tree-lined backdrop, the home enjoys a rare sense of privacy and serenity while offering generous proportions perfectly suited to executive family living. Designed with both functionality and sophistication in mind, the residence comprises four expansive bedrooms, including a luxurious master suite complete with a walk-in robe and beautifully appointed ensuite. A large, dedicated home office provides an ideal workspace for professionals, while a separate formal lounge offers a refined retreat for entertaining or quiet relaxation.

At the heart of the home, the open-plan kitchen, living and meals area is flooded with natural light and showcases premium finishes throughout. Sleek stone benchtops, high-end appliances and a well-appointed Butler's pantry elevate the kitchen to a true centrepiece, seamlessly connecting with the main living zone for effortless everyday living and entertaining.

Quality and craftsmanship are evident at every turn, with polished concrete flooring,

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:** 300P192012

### SALE DETAILS

**\$1,150,000 -  
\$1,250,000**

### CONTACT DETAILS

**Elders Real Estate  
Yarrawonga**

48 Belmore Street  
Yarrawonga, VIC  
03 5743 9500

**Xavier Leslie**  
0409 324 037

custom skirting boards and architraves, plantation shutters and sheer window furnishings enhancing the home's Hampton-inspired aesthetic. Comfort is assured year-round with ducted evaporative cooling, in-floor gas hydronic heating and a stunning feature natural gas wood fireplace.

Outdoors, the expansive alfresco entertaining area has been thoughtfully designed to impress, complete with a built-in kitchen, wood fireplace and integrated Bluetooth speakers-creating the ultimate setting for hosting family and friends. Overlooking the salt-chlorinated in-ground swimming pool with heat pump, the space is complemented by an automated irrigation system, ensuring beautifully maintained surrounds with minimal effort.

Additional highlights include an oversized double lock-up garage with ample room for two vehicles plus a golf cart, a comprehensive security system, and premium fixtures and fittings throughout.

Offering an enviable lifestyle within a sought-after estate renowned for its golf course, community and natural beauty, this outstanding residence presents a rare opportunity to secure luxury living in one of Silverwood's most coveted locations.

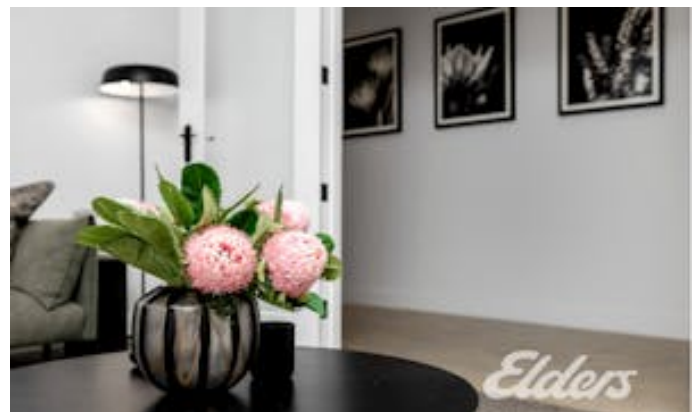
Other features: Carpeted, Exhaust, Golf Course Estate, Heating, Openable Windows, Roller Door Access

- Land Area 601.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite















Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 214.8 m <sup>2</sup>
Porch	- 14.8 m <sup>2</sup>
Alfresco	- 44.1 m <sup>2</sup>
Garage	- 59.8 m <sup>2</sup>
Total	- 333.5 m <sup>2</sup>

## 5 Phillip Hyland Drive, Yarrawonga