



## 34 Rosemary Court, YARRAWONGA, VIC 3730

Live, Entertain & Relax on the Water's Edge!

Designed to maximise its prized setting, the home showcases a large, well-appointed kitchen that flows onto an expansive indoor&## outdoor entertaining zone, creating the perfect space for hosting family and friends while taking in the tranquil water outlook, making entertaining effortless year-round.

Offering four bedrooms and two bathrooms, the home is thoughtfully designed for both family living and entertaining, with two spacious living areas providing flexibility for everyday comfort or hosting guests.

The master bedroom is a true retreat, featuring ensuite, walk-in robe, stunning water views, and direct access to the outdoor entertaining area-ideal for enjoying a quiet morning coffee or evening sunset by the water.

With a boat ramp just moments away, this is a dream location for boating, fishing, and enjoying an active waterfront lifestyle, all while being close to Yarrawonga's town centre and amenities.

### Property Features:

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:** 300P192466

### SALE DETAILS

**\$2,095,000**

### CONTACT DETAILS

**Elders Real Estate  
Yarrawonga**

48 Belmore Street  
Yarrawonga, VIC  
03 5743 9500

**Leigh Ramsdale**  
0408 385 150

- Absolute waterfront position on Lake Mulwala.
- Four generously sized bedrooms.
- Two bathrooms, including ensuite to master.
- Master bedroom with walk-in robe, water views & direct outdoor access.
- Two separate living areas offering flexibility for families or guests.
- Large central kitchen, with excellent storage and bench space.
- Kitchen flows seamlessly to expansive indoor&#x2013;outdoor entertaining area.
- Exceptional outdoor entertaining zone overlooking the water.
- Easy access to nearby boat ramp &#x2013; ideal for boating & fishing enthusiasts.
- Designed to maximise natural light and water outlooks.
- Peaceful neighbourhood in a tightly held waterfront pocket.
- Close proximity to the town centre and amenities of Yarrawonga.

An opportunity to secure a quality Lake Mulwala waterfront home where lifestyle, location, and liveability come together.

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

- Land Area 811.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite







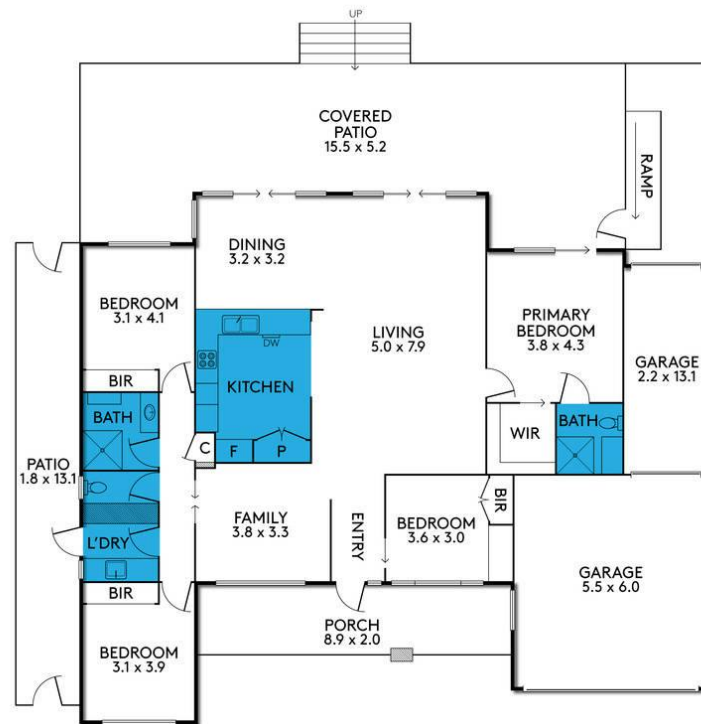








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