

Lake Mulwala

Yarrawonga



Boundary Approx



290 Savernake Road, MULWALA, NSW 2647

"CLONEMORE PARK".

129.50 hectares, 319.99 acres

An exceptional opportunity to secure a substantial rural holding of approximately 320 acres (129.5 hectares), superbly positioned on the tightly held northern fringe of Mulwala. Just minutes from the iconic shoreline of Lake Mulwala and within immediate reach of schools, retail, medical and recreational facilities, this property delivers a rare combination of scale, productivity and lifestyle appeal.

Held and carefully managed for many years as a quality mixed farming enterprise, the land is well structured to support livestock fattening and breeding programs, along with productive cropping rotations. Thoughtful paddock configuration, sound fencing across the holding and established cattle yards provide operational efficiency, while the property's scale allows flexibility for expansion or diversification. Equally, its strategic township-edge position presents compelling potential for future residential development (STCA), offering significant long-term upside in an area experiencing continued growth and lifestyle demand.

Complementing the productive landholding is a tasteful double-storey residence designed and constructed to embrace its elevated rural outlook. The four-bedroom,

TYPE: For Sale

INTERNET ID: 300P193393

SALE DETAILS

\$3,100,000

CONTACT DETAILS

**Elders Real Estate
Yarrawonga**

48 Belmore Street
Yarrawonga, VIC
03 5743 9500

Xavier Leslie
0409 324 037

two-bathroom home offers generous proportions, natural light and seamless integration with its surrounds - creating a comfortable family environment or an ideal lifestyle retreat. Expansive windows capture sweeping views across the property, reinforcing the sense of space and tranquility.

Infrastructure throughout the holding is practical and well considered, including:

- * 12m x 12m workshop/machinery shed suitable for plant, equipment and storage.
- * Stock and domestic bore with solar pump ensuring reliable water supply.
- * Abundant rainwater storage servicing the residence and improvements.
- * Cattle yards designed for efficient livestock handling.
- * Sound boundary and internal fencing across the entire property.
- * 7KW solar system complemented by 13KW of battery storage and backup generator, providing energy efficiency and reliability.

The combination of productive agricultural capability, quality improvements and proximity to both Mulwala township and Lake Mulwala positions this property as a highly versatile asset. Whether pursued as a commercial farming operation, strategic landbank, development opportunity (STCA) or premium lifestyle holding, this is a rare offering delivering scale, infrastructure and location in one compelling package.

- Land Area 129.499405 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

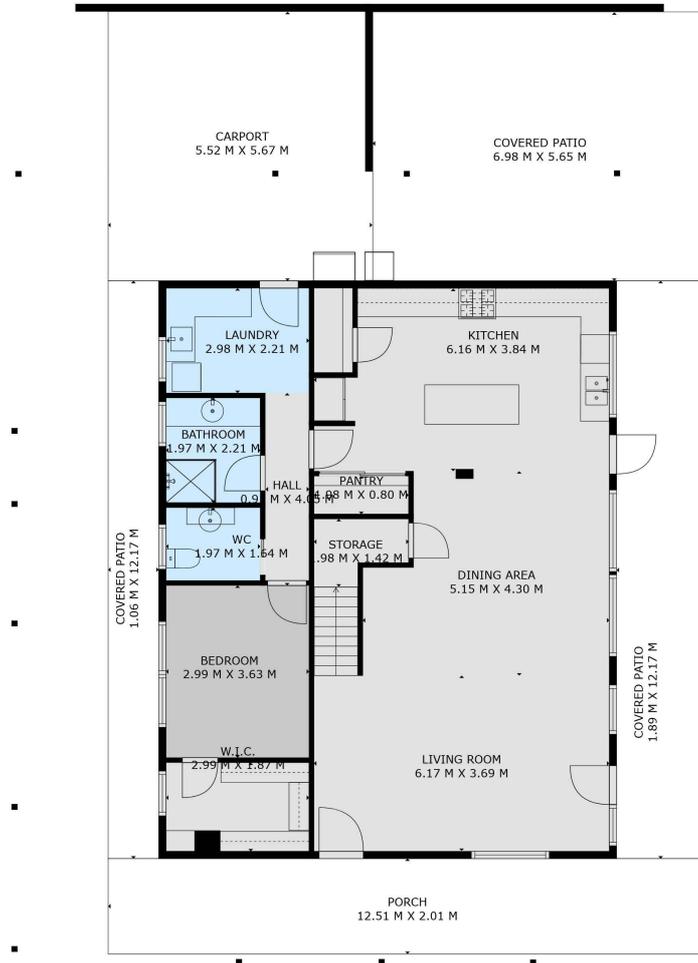
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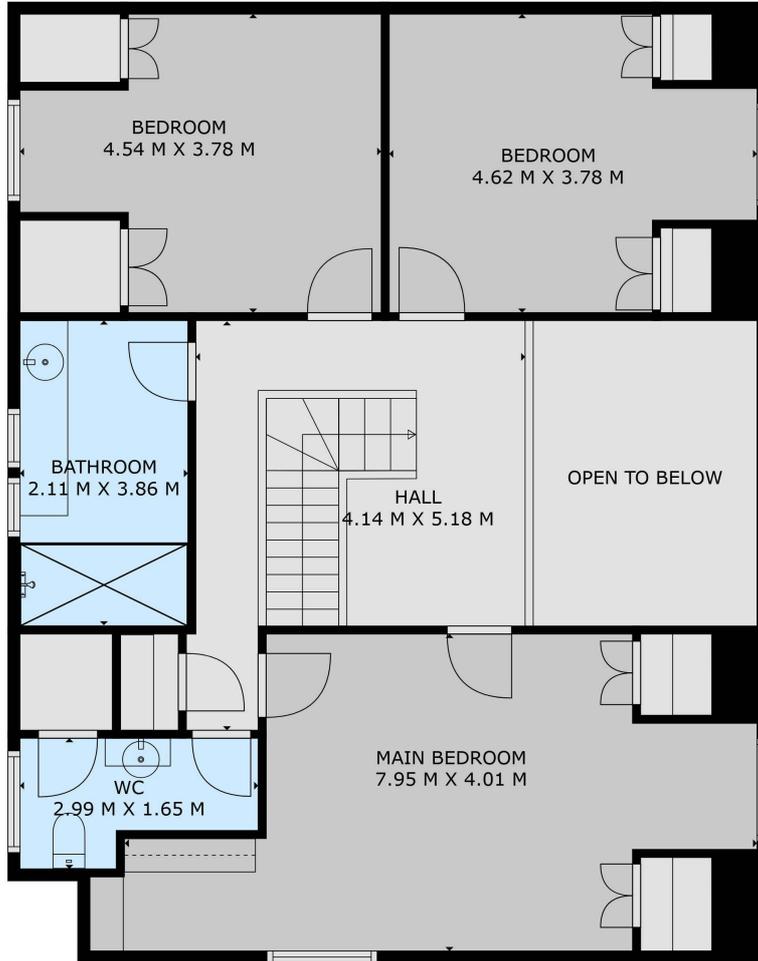






TOTAL: 204 m²
 FLOOR 1: 106 m², FLOOR 2: 98 m²
 EXCLUDED AREAS: STORAGE: 4 m², PORCH: 25 m², COVERED PATIO: 75 m²,
 CARPORT: 31 m², OPEN TO BELOW: 11 m²
 WALLS: 15 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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