



## 15 Vanguard Street, YARRAWONGA, VIC 3730

A Private Family Retreat with Premium Inclusions.

Set in a quiet court location, this beautifully presented four-bedroom, two-bathroom residence with an additional study delivers the perfect balance of style, space, and functionality. Designed with contemporary living in mind, the home offers two generous living zones, making it ideal for growing families or those seeking a relaxed, low-maintenance lifestyle in retirement.

Step inside to discover a thoughtfully designed floorplan featuring a light-filled open-plan living and dining area, complemented by a second lounge for added versatility. At the heart of the home is a stylish modern kitchen boasting ample bench space, and a well-appointed butler's pantry-perfect for effortless entertaining and everyday convenience.

Year-round comfort is assured with ducted natural gas heating, ducted evaporative cooling, and a split system air conditioner, while a solar system enhances energy efficiency and reduces ongoing costs. Storage is abundant throughout the home, ensuring practicality matches its impressive design.

Outdoors, the property truly shines with flexible entertaining options, whether hosting guests or enjoying quiet family time. The in-ground solar heated pool provides a private

**TYPE:** For Sale

**INTERNET ID:** 300P194521

**SALE DETAILS**

**\$925,000**

**CONTACT DETAILS**

**Elders Real Estate  
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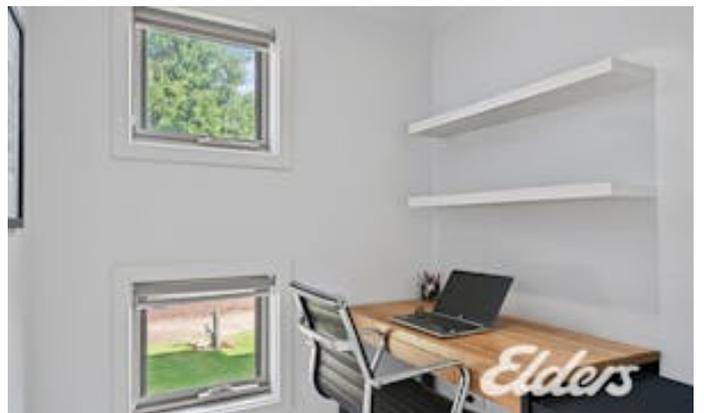
oasis, while the fully equipped shed or "man cave" features a pot belly fire and its own split system air conditioner-ideal for hobbies, relaxation, or additional entertaining space. An automated irrigation system keeps the gardens looking their best with minimal effort.

Perfectly positioned with easy access to Lake Mulwala and the local commercial precinct, this exceptional home offers a lifestyle of comfort, convenience, and understated luxury.

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

- Land Area 727.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite







# 15 Vanguard Street, Yarrawonga



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