



124-126 Waterwood Court, MULWALA, NSW 2647

Exceptional Landholding with Water Views & Subdivision Potential (STCA).

Perfectly positioned directly opposite Lake Mulwala, this substantial family residence presents an opportunity to secure an enviable lifestyle property with outstanding future development prospects.

Set on an expansive 1,752m² (approx.) allotment, the home has been thoughtfully positioned towards the rear of the block, creating a significant landholding with exceptional scope for subdivision or townhouse development (STCA). Whether you're seeking a spacious family home, multi-generational living solution, investment opportunity or future development project, this versatile property delivers on every level.

Designed with flexibility in mind, the residence offers four bedrooms, two bathrooms and multiple living zones, including the unique advantage of two separate front door entrances-perfectly suited to extended families, independent living arrangements or those working from home. The well-appointed kitchen overlooks the dining and adjoining family living area, while a generous separate rumpus room provides valuable additional space for growing families.

The master suite is privately positioned and features a walk-in robe and ensuite, while the fourth bedroom is complemented by an adjoining study, creating an ideal home

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: 300P195284

SALE DETAILS

\$885,000

CONTACT DETAILS

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

Xavier Leslie
0409 324 037

office, nursery or retreat.

Further enhancing the home's appeal are ducted evaporative cooling, gas heating, three-phase power, genuine side vehicle access and a substantial steel garage/workshop offering ample accommodation for vehicles, boats, caravans or hobbyists.

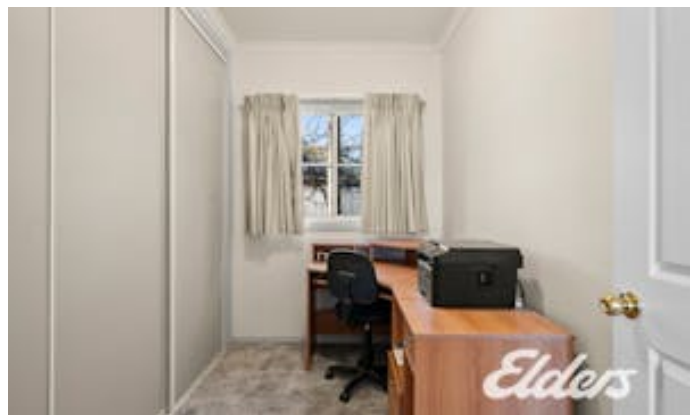
The true standout, however, is the combination of lifestyle and land. Enjoy morning walks along the lake foreshore, easy access to local parks, walking tracks and the vibrant Mulwala township, all while securing a property with significant future upside in one of the district's most respected locales.

A rare offering where location, lifestyle, flexibility and development potential combine to create an opportunity of exceptional appeal.

Other features: 3 Phase Power, Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Heating

- Land Area 1,752.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- Ensuite







124-126 Waterwood Court, Mulwala



Xavier Leslie
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Leigh Ramsdale
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