



90 Melbourne Street, MULWALA, NSW 2647

Landmark Residential & Commercial Holding with Water Views

Leigh Ramsdale and Xavier Leslie of Elders Real Estate are proud to present,

90 Melbourne Street, Mulwala - an exceptionally rare opportunity comprising both a residential dwelling and a standalone commercial office building in a prime central location.

Positioned within one of Mulwala's most tightly held precincts, this versatile property offers enormous appeal for investors, business operators, developers, or purchasers seeking flexibility, dual income potential, or a live-and-work opportunity.

The residential component features a very solid double-storey home offering three bedrooms and two bathrooms, boasting water views and exceptional potential to further enhance or modernise, the home is perfectly positioned within walking distance to local caf  s, shops, clubs, restaurants, and the foreshore, delivering an enviable lifestyle opportunity in the heart of Mulwala.

The home provides excellent separation of living spaces across two levels, making it ideal for permanent occupancy, holiday accommodation, staff housing, or long-term rental investment.

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: 300P196127

SALE DETAILS

\$1,750,000

CONTACT DETAILS

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Yarrowonga, VIC
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Leigh Ramsdale
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Separate to the residence is a substantial commercial office building offering a highly functional layout with ten office spaces in total - comprising five offices downstairs and five upstairs. The configuration lends itself perfectly to professional services, consulting rooms, administration businesses, allied health operations, or multi-tenancy leasing opportunities.

With both residential and commercial infrastructure situated on the one property, the opportunities are extensive for owner-occupiers seeking business exposure alongside residential convenience, or investors looking to maximise multiple income streams.

Key features include:

- Prime Melbourne Street location in central Mulwala
- Separate residential and commercial buildings
- Double-storey three-bedroom, two-bathroom residence
- Water views with enormous future potential
- Walking distance to shops, caf s, clubs and local amenities
- Large commercial office building with ten office spaces
- Five offices downstairs and five offices upstairs
- Excellent flexibility for owner-occupiers or investors
- Potential for multiple rental income streams
- Strong street presence and accessibility
- Rare opportunity within a tightly held market
- Ideal for professional services, consulting or administration businesses

Opportunities combining residential accommodation with a dedicated commercial facility are exceptionally difficult to secure within the local market.

90 Melbourne Street, Mulwala presents a unique and versatile investment with significant future potential.

Other features: Area Views, Close to Schools, Close to Shops, Close to Transport, Exhaust, Heating, High Clearance

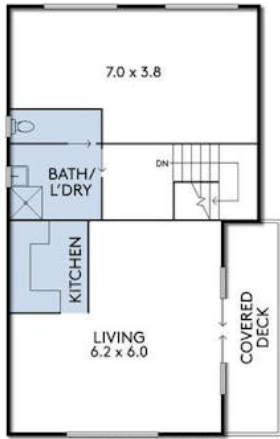
- Land Area 688.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- Double carport
- Ensuite



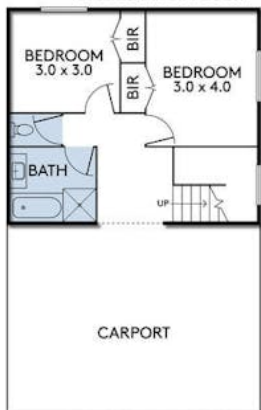




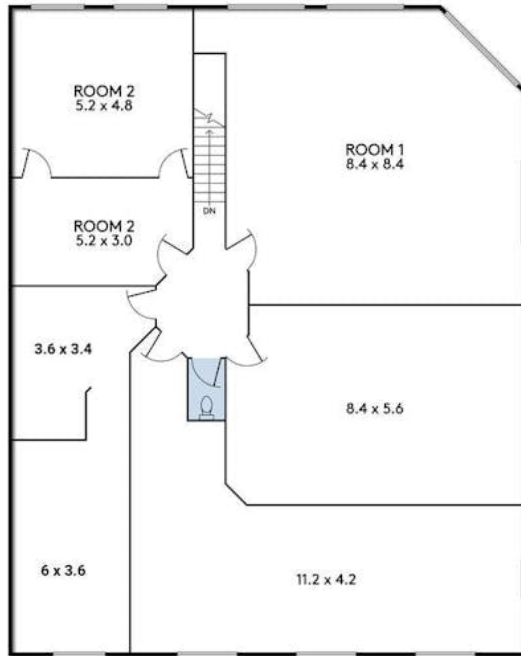
90 MELBOURNE STREET MULWALA



HOUSE FIRST FLOOR

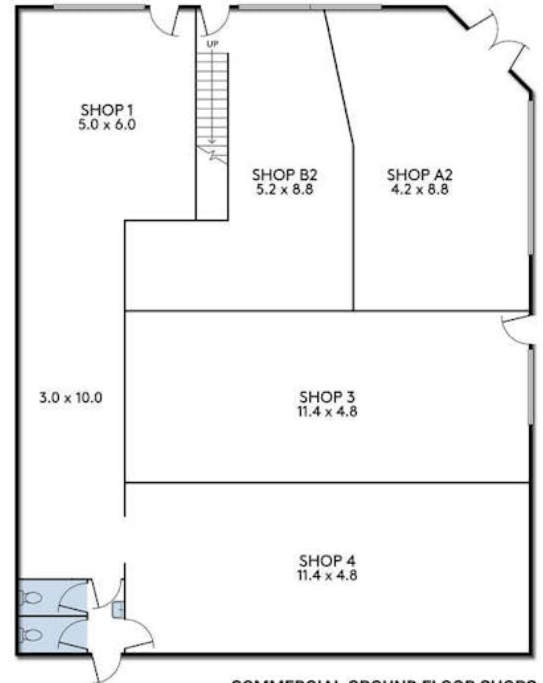


HOUSE GROUND FLOOR



COMMERCIAL FIRST FLOOR OFFICES

HOUSE	
GROUND FLOOR	41 M ²
FIRST FLOOR	67 M ²
TOTAL	108 M ²



COMMERCIAL GROUND FLOOR SHOPS

COMMERCIAL	
GROUND FLOOR	260 M ²
FIRST FLOOR	260 M ²
TOTAL	520 M ²

THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.