



3 Heather Circuit, MULWALA, NSW 2647

Quiet Court Location Metres from Lake Mulwala.

Perfectly positioned in a peaceful court setting just metres from the water's edge of Lake Mulwala, this impeccably maintained standalone brick veneer residence delivers the ultimate in ultra-low maintenance living.

Purpose-built with mature age buyers, holidaymakers and savvy investors in mind, the thoughtfully designed home combines comfort, practicality and relaxed lakeside living in one highly desirable package.

Comprising three bedrooms and two well-appointed bathrooms, the home offers open-plan living complemented by ducted evaporative cooling, ducted natural gas heating and a split system air conditioner to ensure year-round comfort.

The modern kitchen seamlessly connects to the dining and living zones before flowing outdoors to a covered alfresco area – the ideal space to unwind in a relaxed environment.

Additional highlights include:

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TYPE: For Sale

INTERNET ID: 300P196218

SALE DETAILS

\$619,000

CONTACT DETAILS

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

Xavier Leslie
0409 324 037

- * Double lock-up garage with internal access.
- * Solar panel system for energy efficiency.
- * Partial and full block out blinds.
- * Automated irrigation system for effortless garden maintenance.
- * Dual driveways including valuable side access to the rear yard.
- * Secure storage space for a boat, caravan or trailer.

Set within a quiet and tightly held court location only moments from the lake and walking tracks, this outstanding residence presents an exceptional opportunity to secure a carefree lifestyle or investment in beautiful Mulwala.

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

- Land Area 489.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite





3 Heather Cct, Mulwala



Xavier Leslie
0409 324 037



Leigh Ramsdale
0408 385 150

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.