



4/41 Cypress Drive, MULWALA, NSW 2647

Waterfront Luxury with Dual Income Potential.

Positioned on the waterfront and offered fully furnished, this beautifully renovated two-bedroom, two-bathroom apartment presents an exceptional lifestyle and investment opportunity in the heart of Yarrowonga's Mulwala. Just moments from Yarrowonga's vibrant main street and Mulwala's three licensed clubs, the property combines convenience, flexibility, and stunning water views in one impressive package.

Designed with a smart and versatile layout, the apartment features two separate access points, allowing the option for dual income streams or seamless use as one spacious residence - ideal for the astute investor, holiday accommodation operator, or owner-occupier seeking flexibility.

The contemporary interior has been thoughtfully updated throughout and comfortably accommodates up to ten guests. A light-filled open-plan kitchen, meals, and living area captures breathtaking waterfront views, creating the perfect space to relax or entertain. The stylish kitchen is finished with stone benchtops and quality fittings, while split-system air conditioning ensures year-round comfort.

Additional features include a European laundry, two modern bathrooms, and a single carport complete with built-in storage.

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: 300P197191

SALE DETAILS

\$760,000

CONTACT DETAILS

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

Xavier Leslie
0409 324 037

Whether you are searching for a premium holiday retreat, high-performing investment, or low-maintenance waterfront residence, this outstanding property delivers on every level.

Other features: Close to Schools, Close to Shops, Close to Transport, Exhaust, Heating, Openable Windows, Pool

- Bedrooms: 2
- Bathrooms: 2
- Single carport
- Ensuite







Apartment 29/41 Cypress Drive Mulwala



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.