



## 4-16 Melbourne Street, MULWALA, NSW 2647

### LUXURY LIVING ON LAKE MULWALA!

Set in a gated community in one of Mulwala's finest waterfront precincts you will discover this quality contemporary style residence boasting spectacular views and access to Lake Mulwala only metres away from the main shopping strip, Purtle Park, the Mulwala Water Ski Club and much more.

Access to a private boat ramp adds huge appeal to the boating enthusiast enabling you to launch your boat only metres away from the property.

Accommodation: Three bedrooms (ENS & WIR to master), office, open plan kitchen / meals / dining area opening on to outdoor entertaining area complete with electric shutters, powder room and kitchenette.

Features: Ducted reverse cycle air conditioning, natural gas hydronic heating, ducted vacuum system, security system, impressive kitchen with Stone bench tops and butlers pantry, abundance of storage throughout and a three car garage allowing additional storage for boat / van.

With very few waterfront properties currently available now is your time to secure an "A" grade property that is suitable for either permanent or holiday accommodation.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport,

**TYPE:** Sold

**INTERNET ID:** 300P69996

**SALE DETAILS**

**P.O.A.**

**CONTACT DETAILS**

**REAL ESTATE & INSURANCE**

48 Belmore Street  
Yarrowonga, VIC  
03 5743 9500

**Xavier Leslie**  
0409 324 037

Security System, Water Front

- Land Area 629.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 3 car garage
- Ensuite

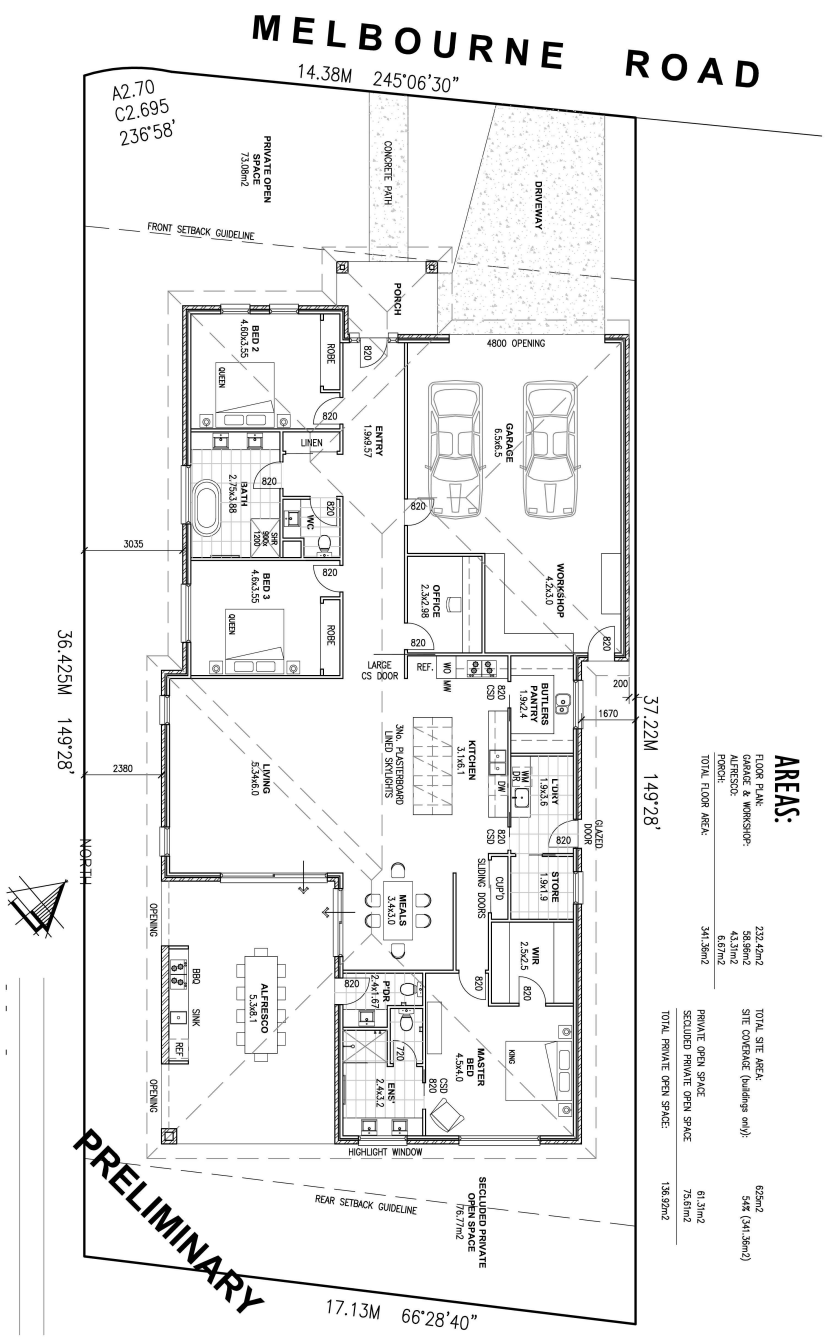






**i.d.**  
interior decoration and design  
RICHMOND SOUTH VIC 3121  
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DP-70 21049

Client	GENUINE RESIDENCE	Project	PROPOSED SINGLE STOREY DWELLING AT LOT 10 4-16 MELBOURNE STREET MULLWALA NSW	Date	02.08.15	Drawn	MD	Checked	-	Revision	-
Scale	1:100	Sheet Number	C1519-01	Verify all dimensions on site before commencing any work or making shop drawings. All dimensions shown are in millimeters. Copyright on this drawing remains the property of ID Design							



**AREAS:**

FLOOR PLAN:	232.6m <sup>2</sup>	TOTAL SITE AREA:	625m <sup>2</sup>
GARAGE & WORKSHOP:	58.8m <sup>2</sup>	SITE COVERAGE (Building only):	54% (341.5m <sup>2</sup> )
ALFRESCO:	43.5m <sup>2</sup>		
PORCH:	6.97m <sup>2</sup>		
TOTAL FLOOR AREA:	341.9m <sup>2</sup>	PRIVATE OPEN SPACE:	61.5m <sup>2</sup>
		SECURED PRIVATE OPEN SPACE:	75.5m <sup>2</sup>
		TOTAL PRIVATE OPEN SPACE:	136.9m <sup>2</sup>

**ARCHITECTURAL DRAWINGS**

CLIENT:  
GENT RESIDENCE

PROJECT:  
PROPOSED SINGLE STOREY DWELLING AT  
Lot 10, No.4-16 MELBOURNE STREET  
MULWALA NSW 2647

**DRAWING REGISTER:**

DRAWING No.	TITLE	No.	REV.
A1519-01	DRAWING REGISTER		B
A1519-02	GENERAL NOTES & ENERGY RATING NOTES		A
A1519-03	FRAMING SCHEDULE AND WINDOW & DOOR SCHEDULE		-
A1519-04	PROPOSED SITE PLAN		A
A1519-05	PROPOSED FLOOR PLAN		-
A1519-06	PROPOSED NORTH WEST ELEVATION & SOUTH WEST ELEVATION		-
A1519-07	PROPOSED NORTH EAST ELEVATION & SOUTH EAST ELEVATION		-
A1519-08	PROPOSED SECTION A-A		A
A1519-09	PROPOSED LIGHTING LAYOUT		-
A1519-10	PROPOSED BULKHEAD LAYOUT, HEATING PANEL LAYOUT & A/C DIFFUSER LAYOUT		-

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DP-AD 21049

Client	Project	Title	Date	Drawn	Checked	Scale	Rev	Date	Drawing Number	Revision
GENT RESIDENCE	PROPOSED SINGLE STOREY DWELLING AT Lot 10	DRAWING REGISTER	17.02.16	MD		N.T.S.			A1519-01	B
	4-16 MELBOURNE STREET									
	MULWALA NSW									

B 16.08.16 REVISE DRAWINGS AS REQUESTED BY FEDERATION COUNCIL

A 24.06.16 REVISE DRAWING REGISTER

Rev Date

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