

**15 Luton Drive, Yarrowonga, VIC, 3730**

**House For Sale**

Sunday, 3 November 2024



**15 Luton Drive, Yarrowonga, VIC, 3730**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## "Stunning Living in Woodlands Estate with Uninterrupted Views of Lake Mulwala"

Area: 1040m<sup>2</sup>

1040m<sup>2</sup> corner allotment

Location:

Situated in the highly popular Woodlands Estate with views and access to Lake Mulwala via a Council Park directly across the road. A short Drive to the Yarrawonga main street and all the facilities this vibrant town offers. Easy access to all major centres. This premier property is the epitome of quality lakeside living. A community second to none!

Residence:

This exceptional six (6) year old Kennedy Home has been purpose built with absolutely nothing to spend. The main living area is expansive and offers spectacular vistas over the Lake from every angle. A gas wood heater is a feature of this room with an attractive tiled surround and polished redgum mantelpiece. This area is divided into sitting room, dining room and kitchen. The picture windows are all double Enviro glazed and open to an attractive entertainment incorporated into the verandas to the North. All the floors are Blackwood timber and the 9 ft ceilings offer a spacious and elegant area.

At the heart of the home is the beautiful hostess kitchen with central island bench, Caesar stone bench tops and an abundance of built in cupboards and drawers. The quality appliances include dishwasher, 900mm oven with five (5) burner gas cooktop. The full Butler's pantry is a delight and makes for huge storage for appliances, fridges and stores with bench space and sinks to work away from the main area.

This home comprises four (4) generous bedrooms. The master bedroom is North facing and leads to a shaded entertainment area overlooking the Lake. This tranquil room is full soundproof. Huge walk-in robe and luxurious ensuite. The remaining three (3) bedrooms have built in robes and plantation shutters to all the windows. Beautiful family bathroom with bath and separate toilet. Well appointed laundry with huge storage. Internal access to a double garage with remote control panel lift doors.

Garden and surrounds:

Simple, low maintenance surround's which do not take away from the beauty of Lake Mulwala. Comprising established lawns formal box hedge entrance, colourful rose bushes, native shrubs, vegetable/orchard area. In ground watering system throughout.

Extra features:

5.3 Kw solar system

Solar hot water

On property Caravan and/or Boat storage

Crim safe doors throughout

9 x7m Colourbond shed with concrete floor and power, workshop area and toilet.

Ducted air-conditioning throughout via two (2) separate units allowing for zoning of the home.

New Rinnai hot water system. Instant gas with solar back up. Walls and ceilings of home are all insulated with triple insulation in the roof.

Agents' remarks:

Stunning home on large allotment with direct access across the road to the beautiful Lake Mulwala. Private, quiet location with no through road. An ideal retiree home, family home, holiday home. Spectacular home with absolutely nothing to spend