

37 Corowa Road, Mulwala, NSW, 2647



House For Sale

Saturday, 4 January 2025

37 Corowa Road, Mulwala, NSW, 2647

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1225 m2

Type: House



Mark Seeliger

0357440049

Bonus Waterfront Amenities Included On Title

Located in the prestigious Hargreaves Estate, this exceptional property offers a rare opportunity to experience luxurious lakeside living in one of Mulwala's most desirable locations.

Set on an expansive 1225m² block, this home blends comfort and contemporary style, ideal for modern family living.

A standout feature is its gated waterfront land, exclusively for the use of these 10 lots, ensuring ultimate access to Lake Mulwala year round.

With prime water frontage, the property provides your own personal access to the water via Jetty 10 as well as a shared boat ramp and ample lawn area, perfect for relaxing by the water.

Whether you're a boating enthusiast, passionate fisherman, or simply enjoy tranquil lakeside living, this property offers effortless enjoyment.

The heart of the home is its sophisticated modern kitchen, designed with both style and functionality in mind. It boasts sleek white stone benchtops, a 90cm gas cooktop, generous storage, and a spacious butler's pantry with an additional sink and dishwasher. The open-plan living area is comforted by a large reverse-cycle air conditioning unit, ensuring year-round climate control.

The three bedrooms each feature walk-in robes and ceiling fans for optimal comfort. A separate media room offers versatile space, easily convertible into a fourth bedroom to suit your needs. The master suite is a retreat in itself, featuring a luxurious ensuite with a double vanity, a large shower, and a toilet leading to a spacious walk-in wardrobe. Bedrooms 2 and 3 are also equipped with reverse-cycle air conditioning, ensuring comfort throughout the year. The family bathroom includes a shower, bathtub, vanity, and a separate toilet for added convenience.

Step out to the alfresco area, an entertainer's dream, with overhead fans and dimmable lighting creating the perfect setting for outdoor dining and relaxation. For those who enjoy outdoor living or need extra storage, the property includes a large shed perfect for boats, vehicles, or recreational equipment. A double garage offers secure parking, while rear access and plenty of space for additional vehicles or outdoor projects ensure you'll never be short on room. The fully landscaped gardens, featuring native plants and an automatic watering system, are both beautiful and low-maintenance. The expansive grounds also provide potential for future additions, such as a pool and pool house.

Additional features include double-glazed windows throughout and a 13.2kW solar system, helping to reduce energy costs while supporting the home's impressive 6-star energy rating.

This is a rare opportunity to secure a piece of prime real estate that seamlessly blends lakeside living with modern comforts. Ideally located just moments from the town center and local amenities, this property is perfect whether you're seeking an exceptional family home, a lakeside retreat, or a solid investment.

Experience the tranquility of Lake Mulwala right at your doorstep.

Contact Mark Seeliger at 0431 405 045 to arrange your inspection.