

49 Rosemary Court, Yarrowonga, Vic 3730

House For Sale

Friday, 26 January 2024

49 Rosemary Court, Yarrowonga, Vic 3730

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 720 m2

Type: House



Arron Robinson
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Anthony Stevens
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For Sale \$1,150,000 - \$1,250,000

Anthony Stevens proudly introduces this property, situated on a manageable 720m² block and only a short 100m stroll from a convenient boat ramp on Lake Mulwala. Immerse yourself in tranquility and enjoy picturesque water views from the balcony of this two-story residence. With four generously sized bedrooms on the upper level and an additional two downstairs, there's abundant space for a large family or multiple families to relish. Upstairs: Savor the picturesque views of Lake Mulwala from the newly renovated open-plan kitchen, living, and dining area, seamlessly connecting to a balcony that offers captivating water views. All four bedrooms on this level are queen-sized, featuring built-in robes, while the king-size master suite includes an ensuite. The primary bathroom has undergone a stylish renovation, featuring a modern bath, shower, vanity, and a separate toilet for added convenience and contemporary appeal. Experience year-round comfort with the inclusion of split heating and cooling, ensuring a pleasant climate in every season. Additionally, a warm and inviting wood heater provides cosiness during the winter months, enhancing the overall comfort of the home. Downstairs: The entrance area, with its holiday-inspired ambiance, branches out into four directions, offering various options. On one side, you'll find a games/rumpus room connected to an adjoining bedroom and toilet. Another direction leads to a guest bedroom, while a separate pathway takes you to the laundry, providing convenient access to the backyard. The ocean-blue stairway at the center beckons you to ascend and explore the upper level. This well-designed layout enhances both functionality and the overall "coastal" feel of the entrance space. This residence provides two distinct entertaining areas: an elevated balcony on the upper level with stunning views of Lake Mulwala, and a lower level space that opens onto the outdoor pool area. The downstairs setting is perfect for hosting BBQs and summer gatherings, adding versatility and enjoyment to outdoor activities. A substantial shed on the property, equipped with power, presents storage or potential as a "man cave." Ample high-clearance car, boat, and caravan accommodation is available at the front, facilitated by two driveways and side access. PROPERTY • Area Under Title: 720m² • 2 Story house with pool. • Under house, boat & vehicle storage. • Dual Driveway. • Renovated kitchen, living and bathrooms. • Council Rates: \$2905.90 p/a • Town water/sewerage, Gas, Power. • Rental estimate: \$550 - \$600 per week *All measurements are approximate. Inspections by appointment only. Contact Sales Agent Arron Robinson 0433 269 303 arron@anthony-stevens.com Anthony Stevens 0459 924 164 anthony@anthony-stevens.com