

# 9 Luton Drive, Yarrowonga, Vic 3730



## Sold House

Saturday, 2 March 2024

9 Luton Drive, Yarrowonga, Vic 3730

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1119 m2

Type: House



Mark Seeliger  
0357440049



Sue Edmunds  
0498980999

**\$760,000**

Welcome to a home that combines luxury, versatility, and prime location – presenting a stunning 3+ Study/ 4 bedroom, 2 bathroom residence, a stone's throw away from the enchanting Lake Mulwala in beautiful Yarrawonga. Boasting three spacious bedrooms with built-in robes, plus the added flexibility to convert the study into a fourth bedroom, this home adapts to your family's evolving needs! The master bedroom is a sanctuary, featuring a walk-in wardrobe and an ensuite with a luxurious spa for moments of relaxation. Enjoy spa-like experiences in both bathrooms, each featuring spacious sized baths for a touch of indulgence in your daily routine. Secure parking is a breeze with a triple garage, offering not only ample space for your vehicles but also providing storage opportunities for all your toys and essentials. Entertain effortlessly in your outdoor haven with a pergola, perfect for alfresco dining or gatherings and has been purposely designed as side access for boats, vans and large toys. The spacious fully fenced backyard includes a shed, providing additional storage and endless possibilities for recreation. Inside, experience open plan living at its best – ensuring plenty of room for your family to thrive. The well-stocked kitchen has everything you need to create culinary delights for your loved ones. A separate large sunken lounge room at the front of the home is the perfect space for reading or watching movies while the open plan kitchen meals and living room in the middle of the home is the perfect meeting place for the entire family to enjoy while also flowing straight out to the outdoor entertaining with breathtaking lakeviews. Under floor heating as well as gas ducted heating is sure to keep you warm in the winter while evaporative cooling and ceiling fans throughout are perfect for cooling the house down in Summer. Conveniently located just 350m from Hogans Road Public boat ramp, embrace days out on the water with ease. For family-friendly activities, Woodlands Park Playground is a mere 400m away, offering a perfect blend of entertainment and scenic strolls. Indulge in all that Yarrawonga has to offer – breath-taking sunsets, leisurely days on the lake, and the opportunity to turn this residence into your family haven or a smart investment property. Act now to secure your piece of Lakeside Living in Yarrawonga – your dream lifestyle awaits!