

**42 Cypress Dr, Mulwala, NSW, 2647**



**House For Sale**

Friday, 16 August 2024

42 Cypress Dr, Mulwala, NSW, 2647

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **Desirable Cypress Drive!**

Offering a premium waterfront lifestyle with private positioning on the point of Cypress Drive, this stunning home is designed to provide the perfect balance of space, style, and absolute luxury! The location speaks for itself with direct water access, dual boat parking and waterfront rights, all whilst overlooking the uninterrupted views of Lake Mulwala.

Gated access ensuring privacy is at the max, the home welcome you with a modern rendered façade, double garage, and ample parking space ideal for boat and vehicle storage. Internally the floor plan is split across two levels, welcoming you with a stylish kitchen featuring stainless steel appliances and a large island bench with stone bench tops, whilst the open plan living and dining area is spacious and offers an at home theatre screen. Enjoy the connecting outdoor alfresco where entertaining is made easy, whilst the large, low maintenance and manicured yard is the ideal space for families and friends of all size, capturing the stunning views including the Mulwala Water Ski Club making summertime a breeze with free entertainment!

Home office, guest suite and central bathroom with connecting laundry completes the first floor, whilst upstairs features an additional two bedrooms with BIR's and serviced with a light and bright bathroom making accommodation easy. King sized master suite is truly divine, capturing breathtaking views from the second you enter the room and boasting a private balcony waterside, WIR and oversized ensuite.

Situated within walking distance to Yarrawonga & Mulwala CBD's, local pubs, clubs or of course just a short boat ride to the Mulwala Ski Club, Sebel Resort or up the Murray River! Prime investment with growing returns, ideal holiday retreat or of course a location easy to call home, opportunities like this do not come often. Inspections are highly recommended. For more information, please contact our team on 03 5743 1400.

\*NOTE - Gated access is shared with the direct neighbour which is showcased in marketing images.