



4180 Murray Valley Highway, Yarroweyah



Exceptional Lifestyle & Investment Opportunity on 10.25 Acres

A rare lifestyle opportunity with outstanding exposure, this solid three-bedroom, two-bathroom brick residence with study is set on approximately 10.25 acres, boasting frontage to both the Murray Valley Highway and Goulburn Valley Highway.

The home offers comfortable family living with a spacious open plan kitchen and living area at its heart. The well-appointed kitchen features electric cooking, breakfast bar and ample cupboard space, ideal for everyday living and entertaining. The master bedroom includes a walk-in robe and private ensuite, while the remaining bedrooms are generously sized with built-in robes. A separate study provides flexibility as a home office or fourth bedroom. The main bathroom is well equipped with shower, bath and toilet, complemented by a good-sized separate laundry.

Outdoors, the property continues to impress with a large undercover entertaining area, perfect for gatherings year-round. A substantial 15m x 7m Colorbond shed with three-phase power and $\frac{3}{4}$ concrete floor provides excellent storage or workshop space, along with an additional 15m x 5m skillion. Further features include a double garage under the roofline, domestic bore and solar panels.

With its dual highway frontage and future subdivision potential (STCA), this versatile property presents an exceptional opportunity for lifestyle

 3  2  6  10.25ac

Price \$890,000 - \$940,000

Property Type Residential

Property ID 5319

Land Area 10.25 ac

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buyers, investors or those seeking a property with exposure and potential.

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