



Lot 117



The Willows Estate

Yarrawonga, VIC

Main House – 159.58 m²

Granny Flat – 59.53m²

4  2  2 

2  1 



Total Package Price:

\$844,990

Total Land Price:

\$299,000

Total House Price:

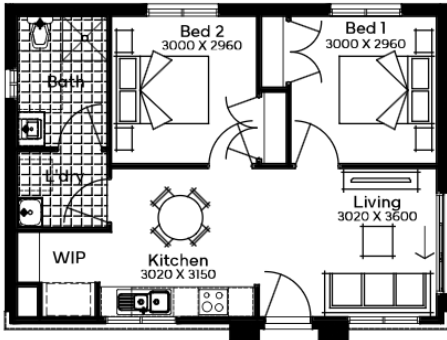
\$545,990

Total Land Area:

668m²

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Floorplan

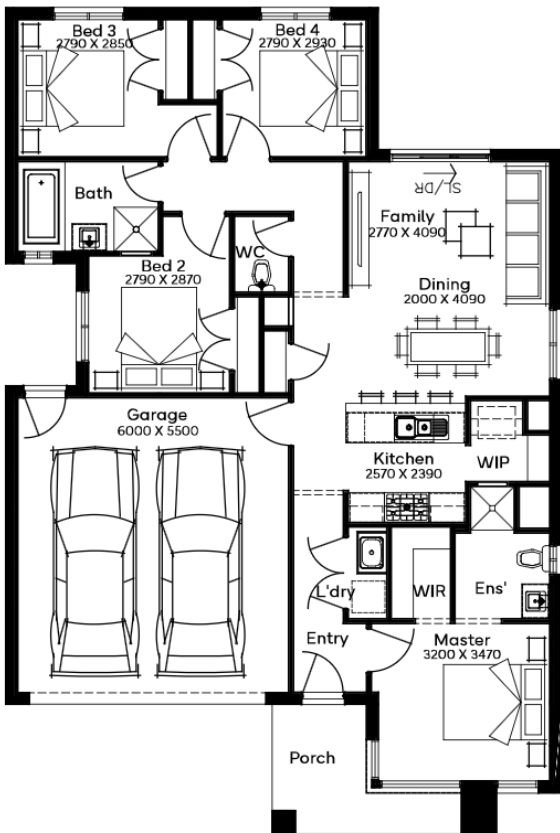


Main House

Custom designed home consisting of 4 bedrooms, 2 bathrooms and a double car garage.

Granny Flat

Custom designed home consisting of 2 bedrooms and 1 bathroom. Private gated entry via concrete path with a fully fenced & landscaped yard.



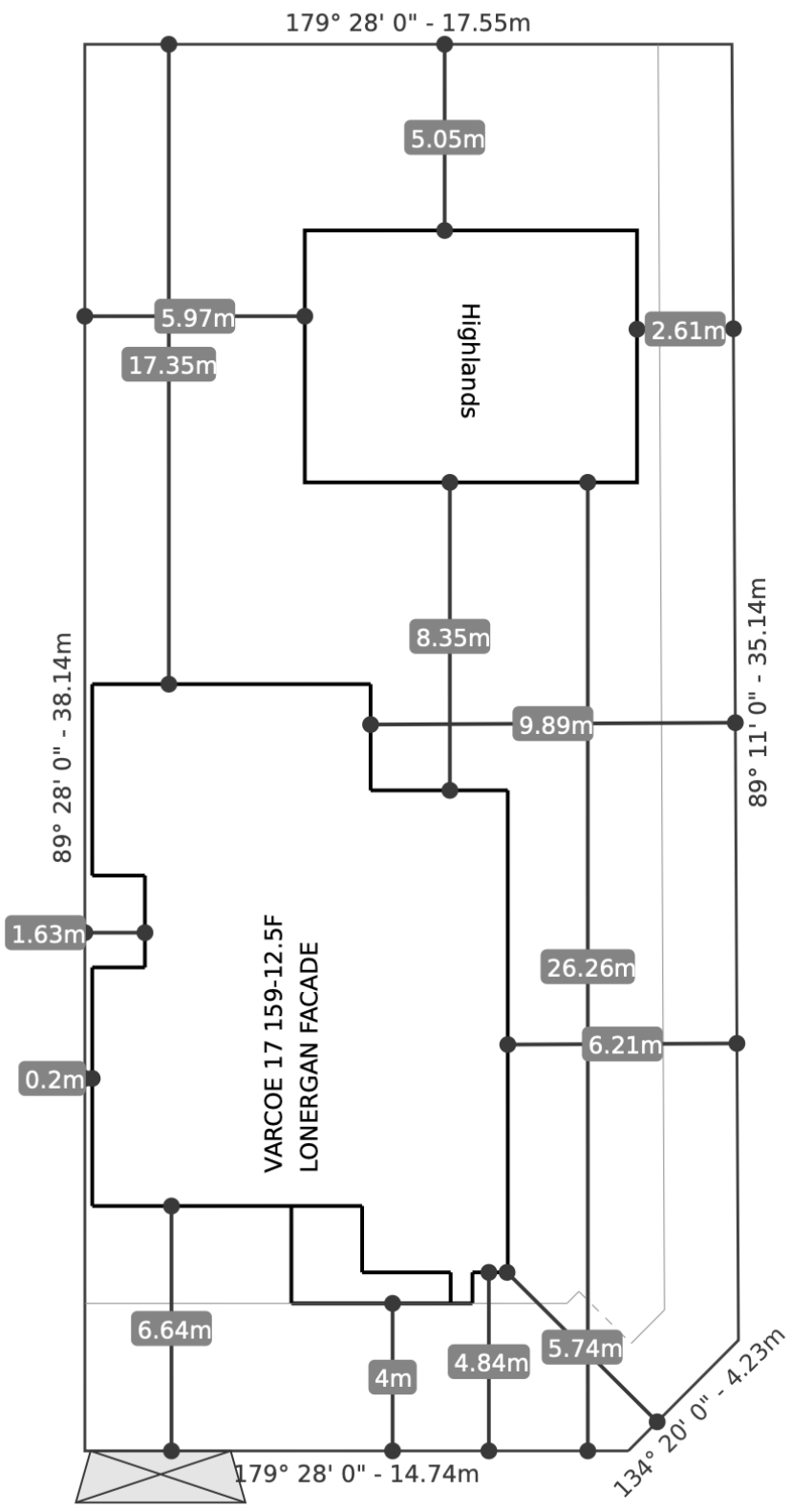
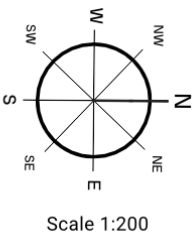
Highlighted Inclusions*

- 2590mm ceiling height
- 20mm Caesarstone benchtop to kitchen, bathroom & ensuite
- 900mm stainless steel upright cooker & 900mm rangehood
- Coloured through concrete driveway driveway & granny flat path
- Flyscreens to all openable windows windows & sliding doors
- Concrete perimeter / path around around entire home
- Colorbond motorised sectional garage door with remote
- Roller blinds throughout
- Front & rear landscaping, letterbox letterbox & clothesline

*Main dwelling inclusions. All images are for illustrative purposes purposes only and should be used as a guide.

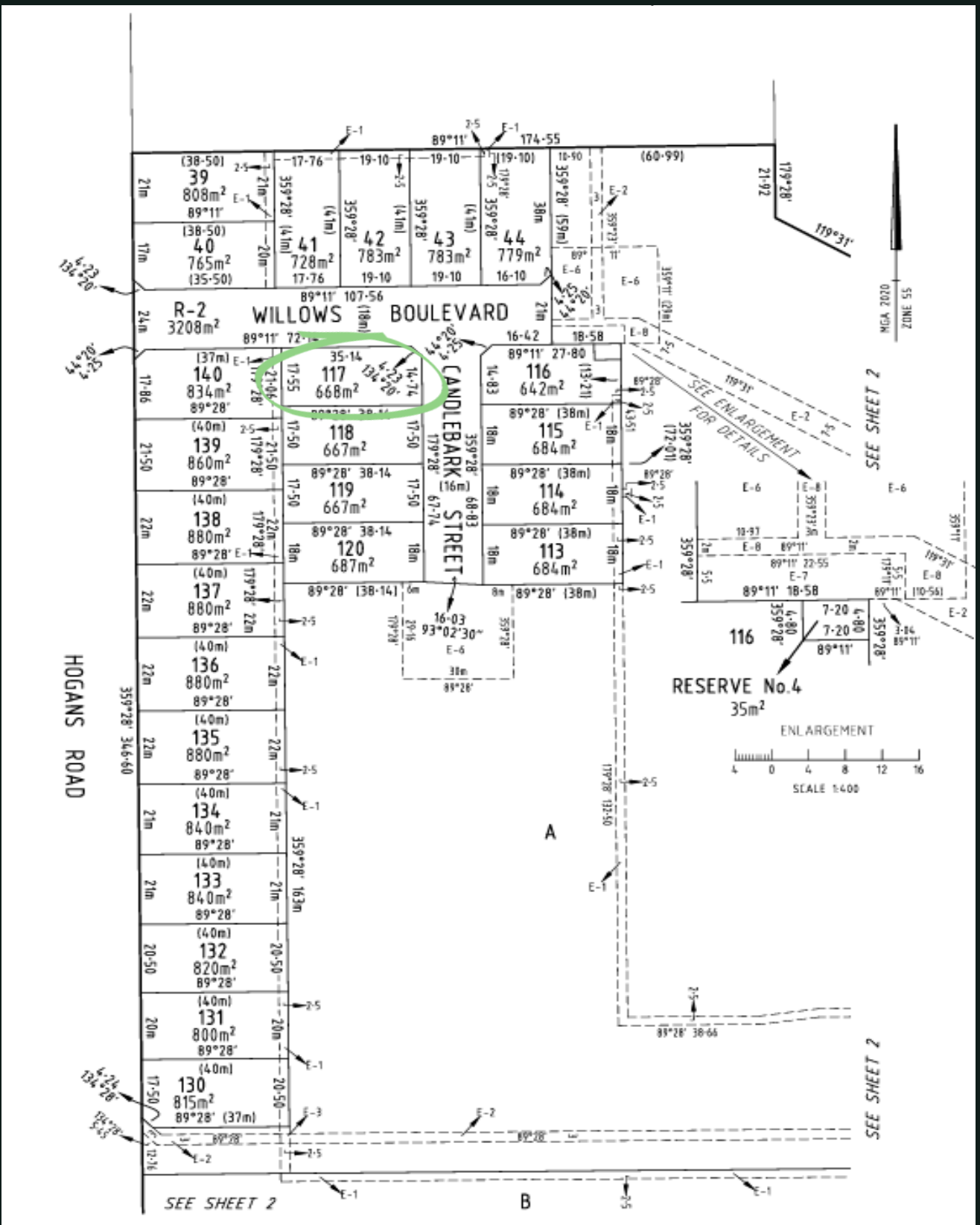
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Lot 117 Siting



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Lot Plan



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Location

- ✕ 70km - Shepparton
- ✕ 208km – Melbourne Airport
- ✕ 220km – Melbourne City
 - 3 hours 15 minutes by car

Employment by Industry*

- ✕ Technicians & Trades Workers – 17.3%
- ✕ Professionals - 15.3%
- ✕ Community & Personal Services – 14%
- ✕ Labourers– 13.9%
- ✕ Managers – 12.6%
- ✕ Clerical & Administrative Workers– 10.5%
- ✕ Sales Workers – 9.5%
- ✕ Machinery Operators & Drivers – 5.1%

*Source: ABS Yarrowonga 2021 Census.

Why Yarrowonga?

Nestled along the banks of the iconic Murray River, Yarrowonga offers an exceptional blend of lifestyle appeal, regional affordability and strong long-term investment fundamentals. Known for its relaxed waterfront setting and thriving local community, Yarrowonga has become an increasingly popular destination for both owner-occupiers and investors alike.

Yarrowonga delivers a highly desirable regional lifestyle without compromising on convenience. Residents enjoy easy access to everyday essentials including local shopping, cafes, schools, medical services and recreational amenities, all within a well-connected and growing township.

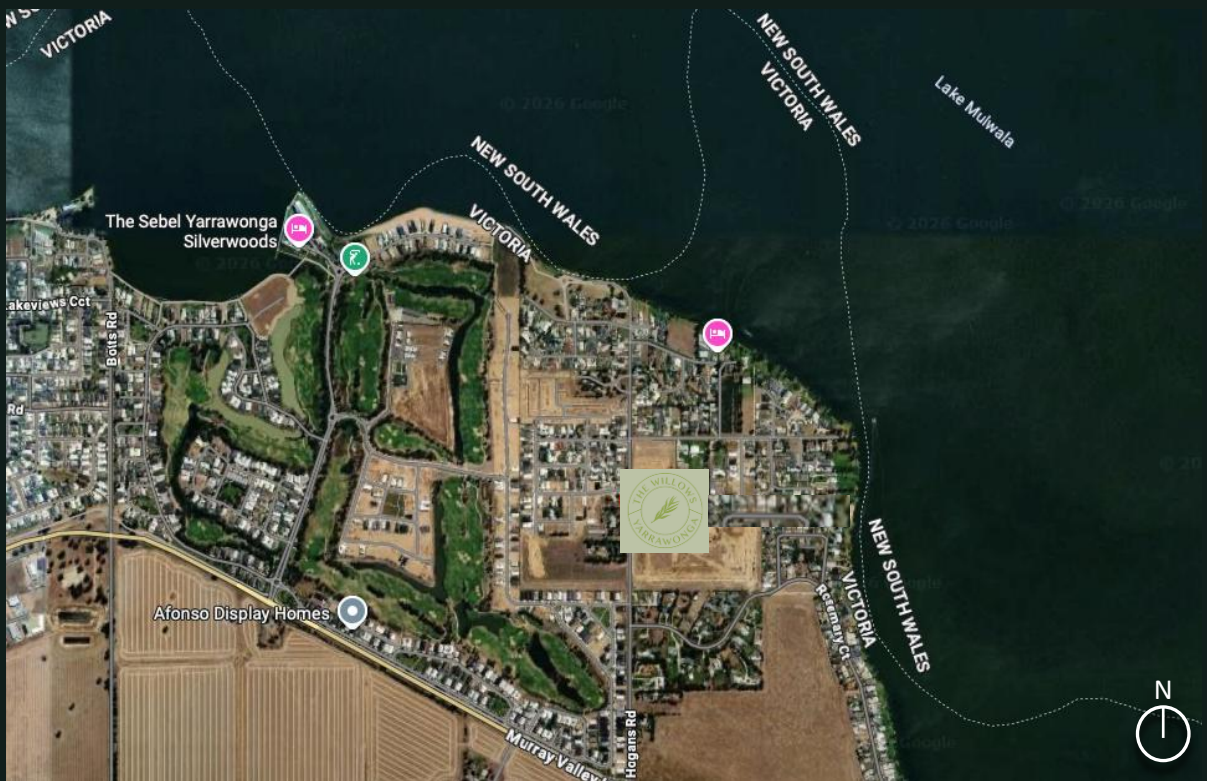
Families are well catered for with a range of local education options including primary and secondary schooling, while the broader region also provides access to further training and employment opportunities.

Surrounded by parklands, walking trails, golf courses and the Murray River, Yarrowonga offers a unique balance of leisure, space and livability. Its strong appeal as both a permanent residence and holiday destination continues to underpin buyer demand.

From an investment perspective, Yarrowonga benefits from low vacancy conditions and ongoing population growth across regional Victoria, supporting rental demand and long-term market resilience.

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Aerial View



The Willows Estate is located in the highly sought-after regional township of Yarrowonga, positioned along the banks of the Murray River and Lake Mulwala in northern Victoria.

Yarrowonga is approximately 220km north-east of Melbourne and is well connected via the Murray Valley Highway, offering convenient access to surrounding regional centres and major transport links.

The broader Yarrowonga-Mulwala region is a well-established lifestyle destination, underpinned by its natural beauty, strong community feel, golf courses, boating and fishing amenity, and growing demand for regional housing.

The Willows Estate is located in the vicinity of the following amenities:

- Lake Mulwala ~300m
- Black Bull Golf Course / Silverwoods precinct ~700m
- Woolworths Yarrowonga ~4.0km
- ALDI Yarrowonga ~4.1km
- Yarrowonga Foreshore / Town Centre ~3.9km
- Sacred Heart Primary School Yarrowonga ~4.1km
- Yarrowonga P-12 College ~4.8km
- Yarrowonga Health ~4.6km
- Yarrowonga Mulwala Golf Club Resort ~4.7km

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Estate Photo



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