



*your home
by the lake*

YOUR HOME BY THE LAKE

WELCOME TO THE WILLOWS YARRAWONGA, AN EXCLUSIVE NEW COMMUNITY LOCATED JUST METRES FROM LAKE MULWALA.

Live in tranquillity and surrounded by premium lifestyle amenities, including four boat ramps and a world-class golf course, all within one kilometre.





LAND

THE ULTIMATE IN LAKESIDE LIVING

WITH AN UNBEATABLE OFFERING
THAT WILL SUIT FUTURE RESIDENTS
FROM ALL WALKS OF LIFE, AT
THE WILLOWS YOU CAN ENJOY
PROXIMITY TO PUBLIC OPEN SPACE,
LAKE VIEWS, EXCLUSIVITY AND
PRIVACY - THE CHOICE IS YOURS.

Imagine late afternoon strolls with the dog, a hit of golf, a day on the water, or simply letting the kids run wild in green open space.

Find your home by the lake at The Willows Yarrawonga.



The masterplan layout including landscaping is indicative only and subject to change.

LOCATION

EMBRACING NATURE, BUILDING COMMUNITY

YARRAWONGA IS A PICTURESQUE TOWN IN THE SHIRE OF MOIRA, SITUATED ON THE SOUTH BANK OF THE MURRAY RIVER AND AT THE BORDER BETWEEN VICTORIA AND NEW SOUTH WALES.

The twin towns of Yarrawonga and Mulwala, separated by the Murray River, boast a large and beautiful lake and combine to make the perfect spot for golfers, anglers, water sports fans, bush walkers and campers.

The Willows is located in the very best pocket of town, just metres from Lake Mulwala and in easy reach of Yarrawonga's existing amenity.

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AMENITIES

Golf

Golf courses include Yarrawonga Mulwala Golf Club Resort which boasts three unique courses, and Black Bull Golf Club, which is home to a championship 18-hole course. But this is the heart of golf country on the Murray - so there are plenty of options in nearby towns if you are looking for something different.

Boat Ramps

There are four boat ramps in close proximity to the site, including one conveniently located at 1 Hogans Road, Yarrawonga.

Schools

Schools include Yarrawonga Early Childhood Centre, Yarrawonga Primary School, Sacred Heart Primary School, Yarrawonga College P-12 and Sacred Heart College.

Supermarkets

Supermarkets include Woolworths Yarrawonga Central and Ritchies IGA, with plans for a future ALDI store and a Foodworks in nearby Mulwala. You'll also enjoy a Bunnings Warehouse, Kmart and more.

Dining & More

Dining, accommodation and experiences include The Sebel Yarrawonga, Stock & Barrel, Yarra Golf Cinema, Mulwala RSL Club plus a number of camping, fishing and golf competitions.

Sporting

Sporting clubs include Yarrawonga Football Netball Club, Yarrawonga Bowls Club, Yarrawonga Cricket Club, Yarrawonga Golf Club, Yarrawonga Lawn Tennis Club, Yarrawonga Adult Horse Riding Club and Yarrawonga Basketball Association, to name a few.



**Town
Centre**



Education



**Black Bull
Golf Course**



**The
Sebel**



Boating



LIFESTYLE

A LIFESTYLE THAT REFLECTS THE BEAUTY OF THE LOCATION WHILE ALSO FOSTERING A STRONG SENSE OF COMMUNITY.

Renowned across Victoria for an abundance of recreation in addition to year-round warm weather, Yarrawonga has long been a go-to for those seeking sunshine but not wanting to move interstate.

Locals and holiday-makers alike can cast a line for the local Murray cod and golden perch while sipping on local wine and snacking on local produce, explore the many local walking tracks or kick back on the banks of

Lake Mulwala at dusk and take in a spectacular sunset over the water.

The Willows is proud to celebrate this beautiful town and the many stories we've discovered along the way, from long-term local residents, business owners and the hard-working characters who call Yarrawonga home.



GET IN TOUCH

BOOK A SITE TOUR WITH OUR
LOCAL SALES TEAM MEMBER ELISE
WHO WILL BE DELIGHTED TO SHOW
YOU OUR LITTLE SLICE OF HEAVEN,
AND JUST HOW MUCH IS WITHIN
WALKING DISTANCE.

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