



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





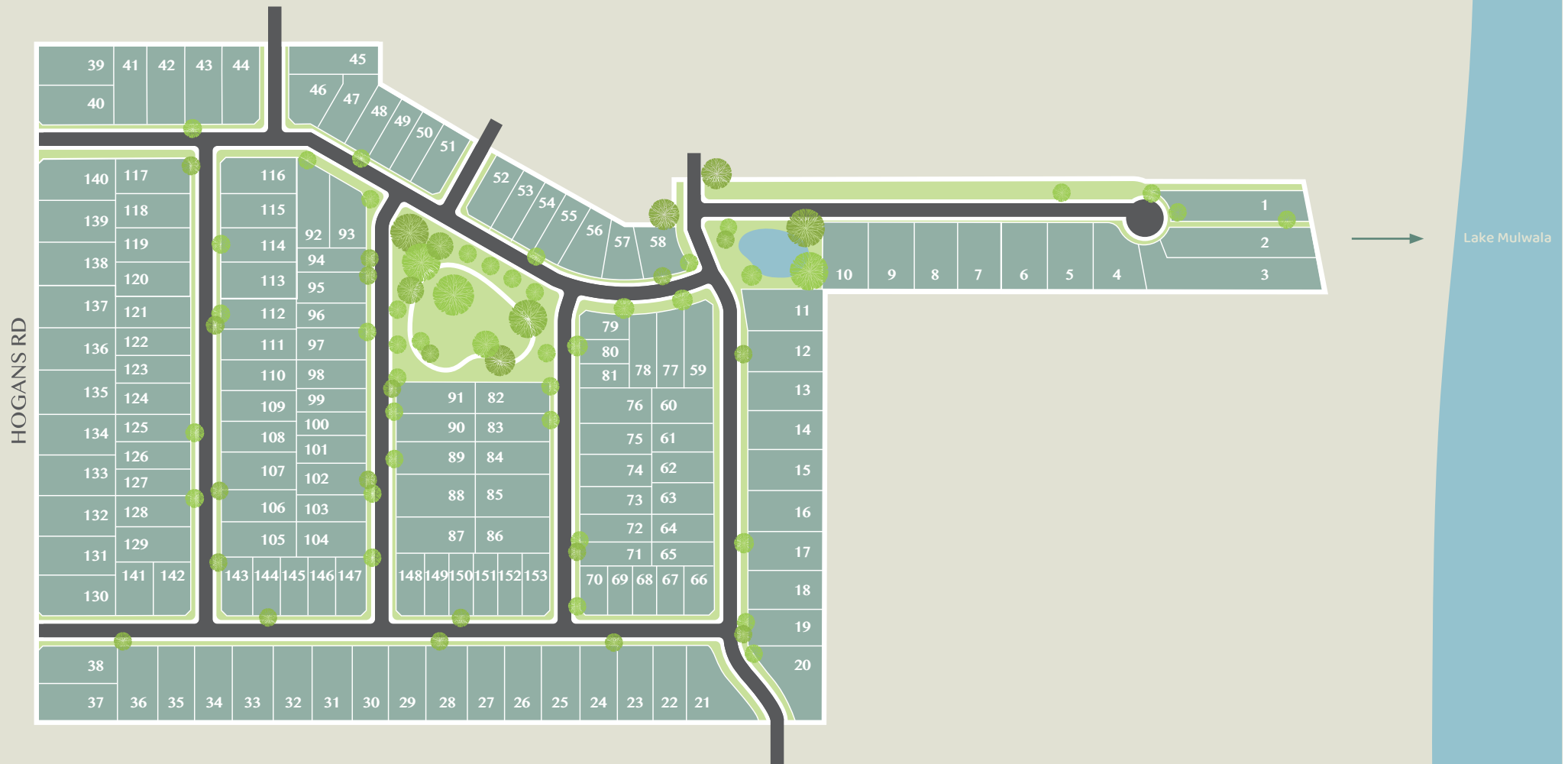
# LAND

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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140 Lots

# AMENITIES

## Golf

Golf courses include Yarrowonga 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.

## Supermarkets

Supermarkets include Woolworths Yarrowonga 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.

## Boat Ramps

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

## Dining & More

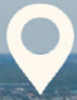
Dining, accommodation and experiences include The Sebel Yarrowonga, Stock & Barrel, Yarra Golf Cinema, Mulwala RSL Club plus a number of camping, fishing and golf competitions.

## Schools

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

## Sporting

Sporting clubs include Yarrowonga Football Netball Club, Yarrowonga Bowls Club, Yarrowonga Cricket Club, Yarrowonga Golf Club, Yarrowonga Lawn Tennis Club, Yarrowonga Adult Horse Riding Club and Yarrowonga 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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