



## FOR SALE

### RESORT STYLE LIVING WITH B&B OPPORTUNITY

Welcome to a truly unique opportunity at 1104 Buxton-Marysville Road, where the perfect blend of serene country living, charming B&B potential, and modern comfort await. Just a stone's throw away from the picturesque township of Marysville, this property offers a lifestyle that dreams are made of — a peaceful retreat, walking distance to town, and access to the beautiful Steavenson River that adds natural beauty and tranquility to your everyday life.

The stunning main residence offers spacious, contemporary living with exceptional design elements. Boasting high ceilings, light-filled rooms, and seamless indoor-outdoor flow, this home is made for relaxation and entertainment. The open-plan kitchen, dining, and living areas offer a warm, inviting space perfect for family gatherings, while the outdoor deck provides the perfect setting for enjoying long afternoons with friends, or simply taking in the peace and quiet of your private setting.

The home comprises three bedrooms plus study/4th bedroom, ensuite and walk in robe to main bedroom, family bathroom, separate toilet, reverse cycle split A/C, cozy woodfire, ceiling fans. Other features include solar panels, multiple large water tanks, plenty of storage options including a generous space under the house which could also be used as a studio space, a separate workshop/shed, and let's not forget the magnificent inground pool that could rival even the best of what you'd find at a resort! The perfect place for relaxation and reflection, this lifestyle property offers a seamless connection to the outdoors and an abundant space for gardening, growing your own fruit & veg, or simply enjoying the land.

Just off from the main house you'll discover the charming fully furnished cottage offering an ideal retreat for guests, extended family or perhaps look into the opportunity to create an additional income stream offering short stay accommodation. Complete with it's own kitchen, two bedrooms, bathroom and living area, it offers complete privacy and comfort and all within walking distance to Marysville's main street and local amenities.

The expansive outdoor areas are an entertainer's dream. Multiple spaces for alfresco dining and lounging ensure there's always a place to gather with loved ones or to enjoy the beauty of the natural surroundings. Whether it's hosting a BBQ on the deck, relaxing on the verandah, or enjoying a quiet moment under the stars, outdoor living is an integral part of the lifestyle here.

5 BED | 3 BATH | 2 CAR

#### PRICE:

\$1,350,000 - \$1,400,000

#### OPEN FOR INSPECTION:

N/A

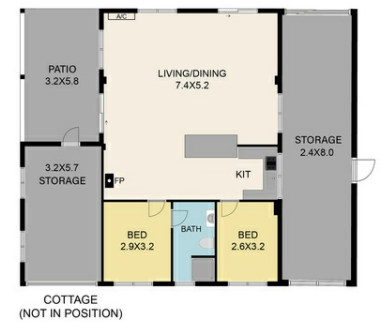
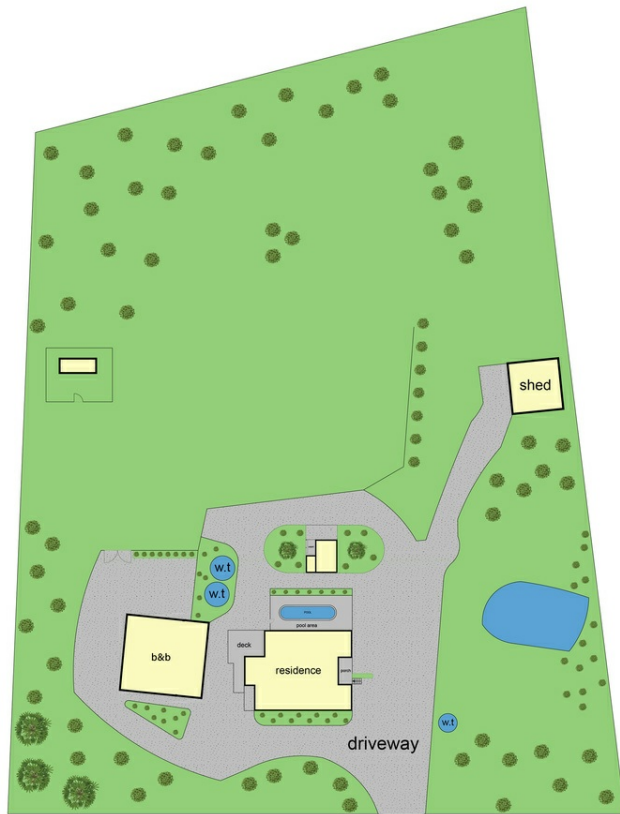


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1104 Buxton-, Marysville, VIC, 3779

TOTAL APPROX. FLOOR AREA 328 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.