



FOR SALE

ESCAPE TO MARYSVILLE – YOUR NEAR-NEW DREAM HOME AWAITS!

Nestled in the picturesque town of Marysville, this near-new, beautifully designed home offers the perfect combination of modern comfort and natural beauty. With its close proximity to town and an abundance of outdoor activities, this is the ideal place to escape the hustle and bustle of city life. Whether you're enjoying the serenity of your surroundings or utilizing the latest in home technology, this home truly offers the best of both worlds.

The property boasts exceptional modern features, including 3-phase power and Starlink internet, ensuring you stay connected and powered, no matter what. A generator point is conveniently available, running the fridge, office, and hot water in case of power outages. The home also includes a spacious 7x8m garage, providing ample room for vehicles or storage, along with a generous 9x4m deck that's perfect for outdoor entertainment or simply soaking in the surrounding views. Practicality continues with a full-size access door under the house, offering valuable storage space.

For convenience and ease of living, the property is equipped with a front, side, and rear app-controlled irrigation system, ensuring your garden is always lush and well-maintained. A side vehicle access point adds to the property's practicality, while the continuous LPG hot water system ensures you'll never run out of hot water. With four external water points, you can easily water your garden or clean up outdoors. Inside, the home is equipped with a multizone refrigerated heating and cooling system powered by the MyAir control system, which also controls the lights and garage door. Everything can be managed remotely via a smartphone app, providing comfort and convenience at your fingertips.

Security and ease of access are top priorities in this home, with a Gainsborough tri-lock system on the front door offering keyless entry. The home also features a drying cupboard for practical year-round use and a roof access ladder from the pantry for additional storage space. The layout includes three bedrooms, including a spacious master suite with walk-through robe and ensuite, with the two remaining bedrooms being serviced by the family bathroom. A dedicated home office/study provides the ideal space for work or study, and the property is fully fenced, offering privacy and security.

The open-plan living area seamlessly integrates with the gourmet kitchen, which features an induction cooktop, dishwasher, ample storage, and a huge walk-in pantry. This s

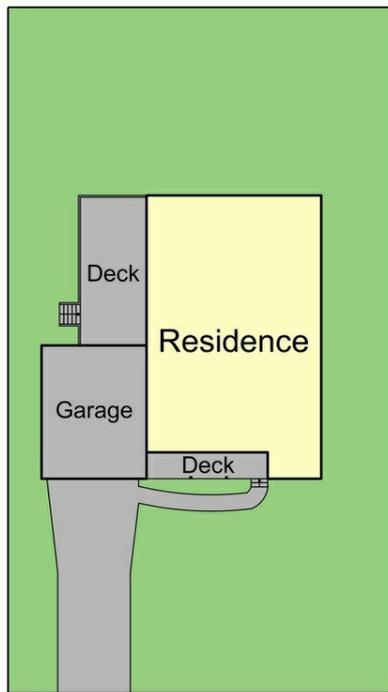
3 BED | 2 BATH | 2 CAR

PRICE:
\$780,000 - \$830,000

OPEN FOR INSPECTION:
N/A



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97 Falls Rd, Marysville VIC 3779

TOTAL APPROX. FLOOR AREA 162 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.