







RIVER FRONTAGE - FINISH THE DREAM

3 2 4,009m2

Set on 1 acre of land backing onto the Little Steavenson River, in a prestigious pocket of Buxton, this property provides you with the essential bedrock to develop a blue-chip home, while retaining the flexibility to do it your way.

The current owner has built this home to lock-up, with flooring, painting, and some other furnishings to be completed. En suite and main bathroom awaits completion, with the bathroom well-apportioned for a large shower. Tiles are already provided, as are antique Caroma fittings and claw bath.

Features include:
- built-in robes
- double glazed windows
- 3 phase power connected
- town water connected to property
- 3 metre ceilings
- aluminium windows

Price	SOLD for $710,000
Property Type	Residential
Property ID	383
Land Area	4,009 m2

Agent Details

Rob Verhagen - 0448 820 022

Office Details

Integrity Real Estate - Yarra Glen

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Integrity

- Stramit Speed Deck Ultra roof sheeting
- Fruit Trees
- James Hardie Scyon Linea Weatherboards
- Above recommended R-5.0 Rated ceiling and R-2.7 Sound Shield wall insulation
- Pumping rights from the Little Steavenson River

Additionally, a Taylex treatment plant installed, the house has been insulated internally and externally, and electrical works completed.

Among the great assets of this property is the riparian rights: it is one of the only locations in the state where a residential title boundary includes half the river. It is ideal for a keen fisherman, with locals having been known to catch trout by hand in the pristine waters, which flow all year.

Part of the Yarra Valley, Buxton is highly desired as the best of both worlds: country quiet, The Buxton Hotel and Meeting of the Waters a short stroll away, the Buxton MTB park right around the corner and the Buxton Trout and Salmon Farm just over the road.

If everything on the market is a story already told, then pick up the pen and finish this chapter at 9 Waters Place.

N.B.: furnishings for sale by negotiation.

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