

SOLD

1283 Kinglake-Glenburn Road, Glenburn

Integrity



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## Sit In The River on 5 Acres Plus Idyllic Rural Retreat

What an opportunity to buy a rare affordable property with such a commanding waterfront position. A charming 2 bedroom weatherboard home nestled on approximately 5 acres plus 2 acres of river reserve (crown land), 2 titles in total. This property offers a unique blend of tranquillity and functionality, perfect for a variety of buyers from first home buyers to horse enthusiasts or anyone seeking a weekend escape from suburbia.

Step inside to discover two spacious living areas including formal lounge and rumpus, a functional kitchen with meals area, a bathroom, laundry, and a separate toilet. Each space is designed to provide comfort and practicality, including an open fireplace, making it an ideal country retreat. Outside you'll find an undercover entertainment decking and there's also an additional bungalow currently used as a storage building, or could be used as a sleep-out for teenagers and guests.

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<b>Price</b>	SOLD for \$810,000
<b>Property Type</b>	Residential
<b>Property ID</b>	476
<b>Land Area</b>	17,200 m <sup>2</sup>

### Agent Details

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### Office Details

Integrity Real Estate - Yarra Glen

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Externally, the property boasts impressive features including a 16m x 6m shed with 2 stables and 4 bays, perfect for horse lovers or for additional storage and workshop with concrete base and power.

The property's standout feature is its unfettered access to the stunning Island Creek and full Yea River frontage, offering serene water views and the opportunity for various water activities. Not only is there a dam on the property but also comes with a 2-megalitre water licence and backs onto Toolangi State Forest and Kinglake National Park, providing endless potential for outdoor enthusiasts.

Whether you're looking to own your first home, accommodate a couple of horses, or simply enjoy the peace and beauty of sitting in the river for hours with your friends and family, this property is your perfect match. Don't miss this rare opportunity, contact us today to arrange a viewing and make this slice of paradise your own.

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