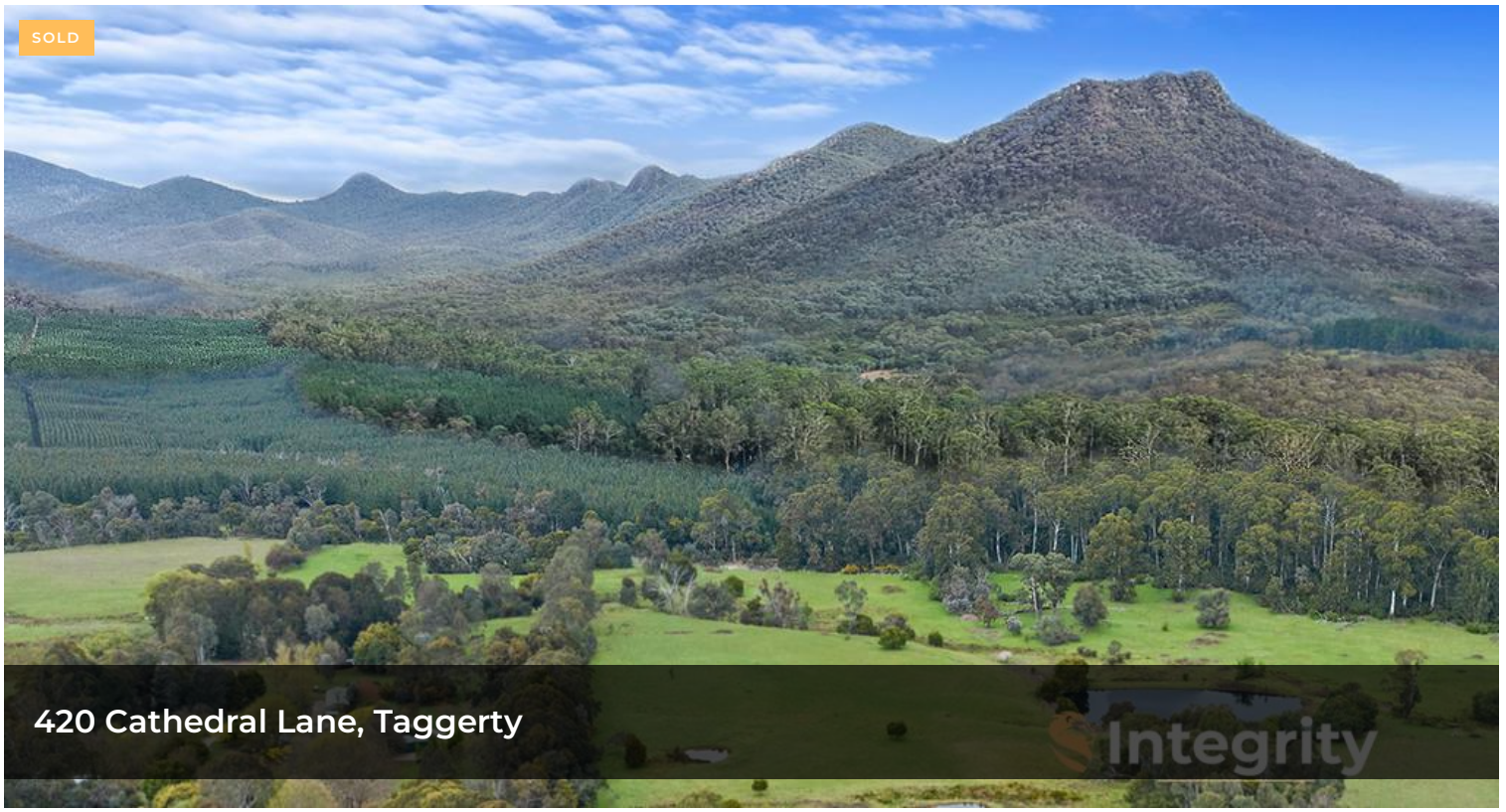








BETTER THAN BUYING A WEEKENDER, LIVE LIFE IN ONE

2 1 4 3,273m2

Take advantage of stamp duty discounts for investing in Victoria's Regions. Murrindindi Shire's garden spot, the valley of the Acheron River. This acre in a tightly held ridge above the Little River has direct access to the Cathedral Range State Park. It is also minutes to the Maroondah Highway, 45 min to Healesville/Yarra Valley, 1 hr 40 min to Hoddle Street, and only 20 min to the shire's main hub Alexandra.

In short, it is your key to relaxing weekends away, a sustainable permanent lifestyle change, or a successful bed and breakfast or micro-tourism investment. Situated in a million-dollar neighbourhood, this is quite frankly the best value for a small acreage farm in the region.

Climate control and energy:

Price	SOLD for $668,000
Property Type	Residential
Property ID	600
Land Area	3,273 m2

Agent Details

Rob Verhagen - 0448 820 022

Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia
03 9730 2333

+ Double glazed windows
+ Reverse cycle air conditioning

Warm and inviting interiors:

+ Tasmanian Oak timber floorboards
+ Cosy wood heating / fireplace
+ Renovated kitchen, open plan living

Security and storage:

+ Alarm system / security
+ New 10.5 m x 7.5 m shed with concrete floor and remote-controlled garage door

Lifestyle enhancements:

+ Chicken coop
+ Water tanks
+ Just under 1 acre of easy-to-manage land
+ Panoramic views of Cathedral Ranges

The home is a charming cedar 2-bedroom, set up for couples and small families, or if you are an investor, perfect for micro-weddings, elopements, health retreats or an intimate bed and breakfast. Imagine converting the Scandi-look timber cubby to a sauna, or hosting micro-weddings (STCA) in an economy where more and more couples are eloping?

Why wouldn't you elope to this haven, with native animals in abundance, rich birdlife, and a back gate to the state forest. With year-round activities at your doorstep - hiking, golfing, rock climbing, fishing in pristine rivers, exploring the snowfields in winter, or enjoying Lake Eildon's watersports - this is an opportunity to embrace the best of regional Victoria.

This property fits that niche. And with its clear views of Mt Margeret, Chapel Hill, Sugarloaf Peak and the Jawbone, this property has the "wow factor" you just can't beat.

Come and experience the magic for yourself. Text 420CATHEDRAL to 0448 820 022.

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