







Distinctive Design, Exceptional Location with Commercial Potential

2 2 6 1,050m2

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Perfectly positioned in the very heart of picturesque Marysville, this truly unique property combines exceptional architectural design with an enviable township location and exciting Commercial Zone opportunities. Set on approximately 1,050sqm, just a short stroll from the vibrant town centre, cafés, schools and shops, the property enjoys a prime position directly opposite the sporting complex, swimming pool and the scenic walking trail leading to the beautiful Stevenson River.

Built in 2014 by respected local builder Max Carter, this quality-crafted residence has been thoughtfully designed to blend timeless style with warmth and functionality. Constructed from striking Merbau and Hardiplank, the home immediately captures attention with its architectural appeal, an impressive, custom made, solid timber entrance door plus soaring 9-foot ceilings that create a wonderful sense of space and light throughout.

Price	$770,000-$790,000
Property Type	Residential
Property ID	868
Land Area	1,050 m2

Agent Details

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Inside, the light-filled lounge is a welcoming retreat, complete with a cosy wood heater and reverse cycle split system for year-round comfort. The beautifully crafted timber kitchen is both practical and inviting, featuring a generous walk-in pantry, making it the perfect space for entertaining or everyday living.
The flexible floorplan offers two bedrooms, with the second ideal as a home office or study. The main bedroom includes a walk-in robe, while the stylish bathroom features a separate shower and a luxurious heated towel rail. Double-glazed windows and quality insulation ensure energy efficiency and comfort in every season.
Adding to the property's versatility is a separate studio with its own private entrance and polished timber floorboards, offering endless possibilities as a creative workspace, professional office, gallery, consulting rooms or guest accommodation (STCA). With Commercial Zoning, this outstanding property presents a rare opportunity to seamlessly combine lifestyle and business in one of the Yarra Valley's most sought-after mountain communities.
Outside, established gardens create a peaceful setting, while a picturesque creek meanders through the property, enhancing its natural charm. A generous garage provides excellent storage, and the convenience of mains water, sewerage and easy access to all township amenities completes the package.
Whether you're searching for an exceptional residence, a home-based business opportunity or a distinctive investment in the thriving Marysville township, this remarkable property delivers a lifestyle and location that are rarely offered and seldom matched.

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