



52 Maryton Lane, Marysville



A RARE RIVERFRONT LIFESTYLE WITH SPACE, VERSATILITY AND DUAL ACCOMMODATION

Set across approximately 20 acres (around 8 hectares) of quality land, 52 Maryton Lane presents an opportunity to secure a substantial rural holding with Steavenson River frontage with water rights potential, impressive accommodation and the infrastructure to support a range of lifestyle and agricultural pursuits.

Positioned within close proximity to Marysville, the property offers a balance of space, privacy and convenience, with the township's amenities, services and surrounding natural attractions within easy reach. Whether you're looking for a spacious family property, a rural retreat or a holding that accommodates extended family and guests, this property provides the scale and versatility to suit a variety of needs.

Built by ABEN Homes, the main residence delivers five bedrooms, two living areas including a rumpus room, a separate

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Price \$2.0m - \$2.2m

Property Type Residential

Property ID 886

Land Area 70,800 m²

Agent Details

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office and three bathrooms. Four bedrooms feature walk-in robes, while the fifth includes a built-in robe. High ceilings, double glazing, timber flooring and a 6-star energy rating contribute to the home's considered design, while a butler's pantry, Smeg oven and supersized laundry add everyday functionality. A three-car garage with workshop provides secure vehicle accommodation and additional workspace.

The home's layout is designed to accommodate family living, with multiple living zones providing flexibility for relaxation, entertaining and day-to-day activities. Generous proportions, quality inclusions and thoughtful planning create a residence that caters to both permanent living and those seeking a property with room to accommodate changing lifestyle requirements.

A standout feature is the fully self-contained two-bedroom apartment, offering genuine dual-living flexibility for extended family, guests or additional accommodation requirements. The apartment includes waterfall stone benchtops, a glass splashback, Bosch dishwasher, Euro laundry, study nook, double glazing, timber flooring and a rainfall shower. A water filtration system and 6-star energy rating further complement the fit-out, creating a practical and well-appointed secondary living space.

The outdoor setting adds another layer to the property's appeal, with approximately 20 acres providing room to enjoy the surrounding landscape, pursue rural interests and make the most of a more spacious lifestyle. Steavenson River frontage creates a connection to the natural environment, while secure pet-proof fencing supports those with animals and provides practical boundaries across the land.

Supporting the property is an established range of rural infrastructure, including a stone driveway, approximately 100,000 litres of water storage, a large dam and irrigation water rights. Together, these features provide a practical foundation for maintaining the land and exploring a variety of outdoor and agricultural pursuits.

A substantial 10m x 20m machinery shed, complete with an approximately 4m-high roller door, provides extensive storage

and workspace. The concrete slab and plumbing are already in place for a potential mezzanine fit-out, creating an opportunity for future self-contained accommodation, subject to the relevant approvals. Two-phase power adds to the property's infrastructure and enhances the functionality of the shed for a range of uses.

Additional features include 3-Phase Power, a breezeway, security camera system and the remaining warranty on the house, providing further consideration for prospective purchasers.

Combining quality family accommodation, a fully self-contained apartment, river frontage and extensive rural infrastructure, 52 Maryton Lane offers a distinctive opportunity to secure a substantial property in the Marysville region. The combination of space, versatility and established improvements provides scope to enjoy the property as it stands while considering its future potential.

Inspection is recommended to appreciate the land, accommodation and the lifestyle opportunities this property provides.

**** BY APPOINTMENT ONLY - CONTACT JOEL ****

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