

24 Changue Road, Merrijig, Vic 3723

McGrath

House For Sale

Monday, 3 June 2024

24 Changue Road, Merrijig, Vic 3723

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 7082 m2

Type: House



Natalie Moggach

0410444254

\$900,000-\$990,000

Welcome to an exciting investment opportunity or the perfect mountain retreat nestled in a secluded location at the foothills of Mount Buller. This 1.75-acre property is zoned residential and offers town water and sewer for connection. There is a current planning permit application for a 2-lot subdivision currently lodged with the council, or enjoy the existing home, keep the space to yourself, and create your own haven. The welcoming cedar cabin was built in 1980 and offered a cosy environment with an inviting wood fire, large windows with north-facing sunlight, 3 good-sized bedrooms and a huge verandah wrapping around three sides of the home. In summer you can hear the sound of the soothing river whilst watching the wildlife and array of birds that will drop by. The magnificent deciduous trees include a glorious oak tree, chestnut and ash providing stunning autumn colour and shade in the summer months. Gain advantage with paying tenants or guests, whilst enjoying or developing the property. Whether it is coffee at the Mirimbah store, fishing in the Delatite River, a picnic in the park, or a weekend of snow play, it's time you and nature got acquainted. More to love - Opportunity to subdivide to 4 lots (STCA)- Loads of off-street parking- Secluded and peaceful - Plenty of under-house storage- Moments away from endless adventures- Investment opportunity or mountain retreat- 7,083m² with town water and sewer available- Cedar cabin built in 1980 with a cosy wood fire- Large windows with north-facing sunlight- 3 good-sized bedrooms and a huge verandah- Hear the soothing river and enjoy wildlife and birds- Beautiful deciduous trees, including oak, chestnut, and ash- Short drive to Mt Buller and Stirling's entry gates for snow play activities. Close to the Mirimbah store, Delatite River.