

**26 Boundary Road, Emerald, VIC, 3782**

**Sold House**

Saturday, 24 June 2023



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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Katie Woods

## **A Lifestyle Dream Fulfilled – And an Airbnb!**

This is the one that will tug at the heartstrings! Not only will you have an outstanding family home, you'll have a contemporary façade, lush interiors and multiple living spaces, with a second-to-none location walking distance to Emerald township and, the showstopper, the jewel in the crown – a high yielding income stream, should you desire, from the property's own Airbnb, Violet's Cottage!

From the exquisitely picture-perfect vistas that envelop you from every vantage point, this is your piece of paradise to be savoured and enjoyed in keeping with a life lived to the fullest.

And if that's not enough, there's your very own tepee!

### **YOU'LL LOVE ...**

- Hybrid flooring to the open plan living and dining area
- Master suite with full ensuite and built-in robes
- A further three bedrooms with robes sharing the children's breakout space
- Delightfully styled bathrooms with contemporary features
- A beautifully designed gourmet kitchen with wooden benchtops, quality appliances and matte black hardware
- Sitting on the elevated fully decked verandah, enjoying a beverage in perfect peace
- The flexibility of a separate cottage/studio with own access via Upton Road offering short term rental stream, work from home or multi-generational living. Currently listed on Airbnb generating average of \$4,000 per month approx. (Evidence available on request)
- Choice of tank or town water
- 10.5m x 6m Garage/shed with so much room for activities
- 5m canvas tepee for all your Shamanic pursuits!

### **LOCAL'S SECRET ...**

- Stroll to Emerald Market on the third Sunday of the month. Get there early for the delicious pastries from the French Baker, and call into the Dig In Community Grocery for locally grown and handmade products!