

# 3 Carlassare Court, Myrtleford, Vic 3737

## Acreage For Sale

Wednesday, 15 May 2024



3 Carlassare Court, Myrtleford, Vic 3737

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 4 m2**

**Type: Acreage**



Tony Stockdale  
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**\$1,195,000**

Your country lifestyle for the adventurous at heart awaits with this superbly renovated residence on 12 beautiful acres on the Happy Valley Creek, less than five kilometres from the centre of vibrant Myrtleford. Every detail of this home has been meticulously upgraded, from the plumbing and electrical, to restumping and new flooring. Enter the heart of the home, where a brand-new kitchen awaits with modern appliances, including a 900mm gas cooktop, electric oven, and dishwasher. Abundant cupboard space ensures seamless organisation for culinary enthusiasts. The accompanying dining and lounge room will accommodate the growing family. Four generous bedrooms have all had the complete revamp whilst the bathroom has not been overlooked and includes floor-to-ceiling tiles and a separate shower. Two storerooms provide ample storage for all your needs – one could be easily applied as a fifth bedroom. There is even enough diversity to create your own home office space. For the adventurer, you are in the hub of North East Victoria's great outdoor playground. You will find Mt Hotham, Mt Buffalo, and Falls Creek all within an easy day trip. For the bike enthusiast you are spoilt for choice. The Murray to Mountains Rail trail runs parallel to the property for countless kilometres of fun. But if mountain biking is your preference there are limitless dirt and gravel tracks in the surrounding forests that will keep you pumped. Enjoy short day trips to Beechworth, Bright or the King Valley wineries and Milawa Gourmet Food regions. The school bus stop is adjacent to the property for the short commute into Myrtleford and its selection of primary and secondary schools, making education accessible for families. With underground irrigation provisioned across the expansive 12 acres, this property is a retreat for those with a love for the land, offering endless possibilities for gardening, farming, or simply soaking in the natural beauty that surrounds you. Discover the perfect blend of luxury and rural charm at this picturesque property where nature's beauty invites you in.