

# 477 Buttercup Road, Merrijig, Vic 3723

**McGrath**

## Acreage For Sale

Friday, 31 May 2024

477 Buttercup Road, Merrijig, Vic 3723

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 12**

**Area: 6 m2**

**Type: Acreage**



Kate McDougall



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**\$2,950,000**

A lifestyle revelation in this highly prized Merrijig location, the stone-clad home is an absolute entertainer's dream with a complete lifestyle focus. While the horses and highland cows are welcome, so is relaxing on the terrace after a refreshing dip in the designer infinity pool. The winter draw of a soak in the spa after a big day on the slopes or cosying up with a book in front of the stone fireplace overlooking the snow-capped glow of Timbertop is unbeatable. Just under 15 easily managed acres, the ingenious vision of this property includes extensive landscaping and clever use of local stone and timber. With its gorgeous post and rail fencing, 'Buttercup Retreat' sits perfectly amongst some of the High-Country's most elite properties. This six-bedroom home responds well to its environment with natural hues and luxurious textures giving each generous living space and bedroom a bespoke feel. The only effort is adventure – hit the High-Country trails for hiking, motorbike riding, horse riding or fishing. Mt Buller, Mt Stirling, and Lake Eildon are all on your doorstep. Accommodating up to 20 guests, this could be your new High country base, or a weekend escape and lucrative Airbnb. More to love: - Lounge with gorgeous rock feature fireplace- Opens out to expansive terrace with mountain views- Slate flooring through main areas- Smart home, controllable from your phone- Ducted heating and cooling- Kitchen with stone countertops and butler's pantry- 1200mm oven and induction cooktop- Second living/lounge- Master wing with spacious bedroom and WIR - Ensuite with bathtub and double vanity- 5 additional bedrooms (inc bunk room sleeps 8)- Study/could be bedroom- Main bathroom with bathtub- Custom solar and gas-heated infinity pool and spa- CCTV, alarm to house and shed- Wired Sonos sound system- Conversation fire pit area- Well fenced paddocks, horse/cattle-ready- Established gardens- Stoney Creek running through the property plus bore- 160,000L water tanks - Impressive water supply- 4 large, high-span bays with an entertaining man-shed- Shed with bar, wood burner fireplace, TV and pool table- Double garage- Option to purchase WIWO Just 30 minutes to the slopes of Mt Buller, 15 minutes to Mansfield and 2.5 hours to Melbourne.