

**281A Buffalo River Road, Buffalo River, VIC, 3737**



## House For Sale

Sunday, 8 September 2024

281A Buffalo River Road, Buffalo River, VIC, 3737

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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### Three Rabbits Run: Your High Country Haven

Situated 3km south west of Myrtleford, this 6 acre property is close to all North East attractions, including Mount Hotham, Falls Creek and Mt Buffalo. The North Eastern streams and bike trails are close at hand. As are the Milawa and the King Valley wineries. Beechworth and Bright are 25 minutes away.

The home was designed and built to a very high standard. Passive Solar heating principles have been embedded in the structure. Quality double glazing is widely used to further improve the comfort in summer and winter. The house requires minimal external maintenance.

The generously sized air-conditioned master bedroom is a haven of comfort, featuring a ceiling fan, and sliding doors that open onto the serene garden. The ensuite bathroom includes a walk-in shower, and a spacious walk-through robe adds to the luxurious feel.

At the heart of the home lies an open-plan kitchen, living, and dining area. Stay cozy during the winter months with the warmth of an open fireplace, while the reverse cycle air conditioner and fans provide refreshing relief in the summer. The modern kitchen offers stunning views of the surrounding bushland. Relax in the comfortable lounge area, or enjoy a meal with loved ones whilst taking in the extensive northerly views.

Down the hallway, you'll find a media room. This wing features air-conditioning for 2 bedrooms, both of a generous size and with BIR.

A large bathroom with a shower and bath is shared by both rooms. For those who need to work, a dedicated office is available.

Step outside to the alfresco area and enjoy an open fire perfect for unwinding with a glass of wine as the sun sets. The wrap-around balcony ensures everyone can take in the breath taking views.

Elevated position with full northern aspect and 180 degree views.

Open plan living with large stacking doors that bring the outside in.

All bedrooms are large and have views to the North.

TV lounge (can be used as fourth bedroom).

High security 2ML water right. 37000L water tank. Worm composting waste disposal.

Large under house garage and storage areas.

Study/ home office nook.

Plunge pool for cooling off in the warmer months.

Adding to the almost no maintenance nature of the property (and home itself), almost one half of the property is natural bush.