

**6 Aroona Drive, Buxton, VIC, 3711**



**House For Sale**

Saturday, 31 August 2024

6 Aroona Drive, Buxton, VIC, 3711

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**

## TWO HOMES, NATURAL WONDERLAND WITH RIVER AND ISLAND

Two fully equipped homes, picturesque High Country location with Little Steavenson River at your backdoor and island access on the title, "Rivers Edge" is a truly unique property and a life-changing opportunity.

With 279\* glowing reviews on Airbnb (Search: "Rivers Edge Buxton Vic."), the two-bedroom accommodation currently generates \$25,000\* per year (weekend bookings only).

Combine this with the three-bedroom dwelling and market both homes during the week and you could potentially grow revenue by upwards of \$70,000\* per annum.

Riparian water rights, stunning Cathedral Range backdrop and set against lush garden surrounds that practically take care of themselves, two bridges span a trout-filled stream to a private island (fish feeding possible due to a built-in lunger within the rock wall designed for fish to breed/rest).

Cool in summer, cosy in winter and occupying a tranquil 1427\*sqm, there's the potential to extend the current dwelling subject to council approval (in 2014 the two-bedroom cottage was approved as a renovation under the same roofline).

### MAIN HOUSE

- A large primary bedroom suite with private deck access plus two additional bedrooms all come with built-in robes and share a modernised bathroom.
- The timber-accented kitchen features generous bench space, custom cabinetry and premium appliances.
- Looking out onto greenery and the river itself, an extended living area with a feature stone wall connects to an expansive timber decked alfresco and all-weather pergola, providing extra space to entertain and relax.
- Creating peace of mind and feeling like you're in the middle of nature, the well-designed outdoor area is a wonderful way to connect the home to the outdoors.

### GUEST ACCOMMODATION

- Two spacious bedrooms both come with built-in robes and are serviced by an integrated bathroom/laundry.
- Anchored by a contemporary kitchen, the open plan living area is bathed in natural light thanks to large sliding doors that roll back to reveal another undercover timber deck.

Other creature comforts include excellent internet coverage, security cameras with access Australia-wide plus Coonara wood heaters and split-system units in both homes.

Moments from the junction of the Acheron, Steavenson and Little Steavenson rivers, the idyllic spot is a trout fishing paradise.

Stroll to the Buxton Hotel, General Store and the Buxton Trout & Salmon Farm.

You're also nearby to the ever-popular Buxton Mountain Bike Park plus a short commute to Marysville, Alexandra, Eildon, Lake Mountain and Mount Buller.

Permanent home or prime holiday accommodation, less than 1.5\* hours out of Melbourne and exquisitely connected to nature, including platypus, king parrots, kookaburras, rosellas and bowerbirds, 6 Aroona Drive is the right house(s) at the right time.

\*Approximately

For further information or to arrange a private inspection, please contact:

Nik Patek, Ray White Rural Victoria, Mobile: 0409 936 210

Inspections by appointment only.

### INCOME POTENTIAL:-

The average return over the last 5 years - Taxable income: \$25k

This above value is the absolute base rate return. The current owners did not offer the main house for rent. Only the Cottage, Weekends only and no mid-week stays.

An example of very conservative returns advised by the vendors. These are some figures you could play around with:-

Cottage:

4 people \$220-/couple + \$100-/2 kids / night = \$320-

House:

6 people / night = \$1320-

(A fold-out bed would increase this to 8 people. Also possible to increase the cottage to 6 people)

Total / night = \$1,640- X 50% occupancy (say 180 nights) = \$295,200-

Expenses:-

Cleaner: \$250/clean. Minimum stay 2 nights

Airbnb: 3%

These above nightly values are low and could be increased.

No surcharges for public holidays, school holidays, etc.,

Further income could be obtained from hiring mountain bikes, toboggans and fishing gear.