



4 Crystal Creek Lane, YACKANDANDAH, VIC 3749

Your Future Becomes Peacefully Clear

Come immerse yourself in the tranquil and soothing lifestyle that Yackandandah is celebrated for, with this incredible family home on approx 12 acres right on the town's fringe. Clad in timelessly appealing sandstone brick, with a customised floorplan and all crafted by Bruce Brown, the home presents with a spacious formal lounge / formal dining room and a large open-plan family and dining area, with a tremendous kitchen that features a WIP, hardwood cabinetry, unique red-box timber benchtops and quality appliances. Slate flooring and a woodburner with a corrugated iron backwall complement the home's cosy, rustic vibe, and seamlessly blend with modern capabilities such as double-glazed windows and electric underfloor heating to fashion a home that's both restful and efficient. All 5 bedrooms are particularly generous, with the master having a WIR and ensuite. There's also an office/study, a family-sized bathroom, big laundry and ducted evaporative cooling. The outdoor living options are exemplary, starting with an insulated 12x7m shed to the rear of the home. It houses a full tack room, a toilet and vanity, an unbelievable pool room and bar which will be the highlight of your family's annual get-togethers, an 8x7m adjoined alfresco space, and a shimmering inground swimming pool with an elevated deck providing a brilliant outlook towards the hills and the Yackandandah township. Want more â## how about a 2nd big shed? This one measures a total of approx 15x8m and it contains a 9x8m workshop / 3-vehicle garage space, a studio with a kitchenette and full bathroom and toilet, plus a 4x7m adjoined carport. A 5kw solar power system delivers significant eco-conscious energy benefits in keeping with the ethos of the town itself, which ties nicely in with the small wetlands down the nearby gully where platypus can be found, with private access

TYPE: Under Contract

INTERNET ID: 21P8305

SALE DETAILS

**\$1,300,000 -
\$1,350,000**

CONTACT DETAILS

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to the rail trail where more local flora can be spotted. There's school bus access at the front gate, equestrian facilities are a 10min horse ride away, with entry to the Stanley state forest a simple affair for both horses and mountain bikers, and the township itself is within walking distance. The allotment is also well-fenced and has been agisted up until recently. Call now for your inspection and see why living in Yackandandah is so desired.

<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 4.63 hectares
- Bedrooms: 5
- Bathrooms: 3
- 3 car garage
- 3 car carport









