



134 Yackandandah Road, YACKANDANDAH, VIC 3749

Magnum Opus

With that rarified blend of contemporary elegance and nature's ethereal ambience and combined with a picture-perfect setting in historic Yackandandah, this is refined rural living at its romantic best. Showcasing a deeply considered and comprehensive renovation that melds its connection to its botanical surrounds, this home is an exercise for the soul, with natural timber fencing and dry-stone walls frame the winding driveway that leads to the lych-gate entrance to the residence, which itself is nestled amongst established European trees.

Immaculately presented throughout, the renovation is to the highest of standards and leaps out of the pages of high-end lifestyle magazines, with square set corners, timber panelling and warm floor coverings throughout, all in contemporary tones and finishes. Large windows along the width of the home introduce airiness and blur the boundaries with the outdoors. Flowing through the entry vestibule, the open-plan design comprises a welcoming family space to the left with built-in corner bookcases and shelves, the formal dining area with double-stacking glass doors, and the spacious formal lounge to the right. Among the design highlights are the stunning exposed trussed ceilings which enhance the sense of space and light, and the characterful double-sided wood burner on a custom polished concrete plinth which softly separates the dining and lounge spaces.

The kitchen is a true one-off marvel, with quality appliances including a wine fridge, brand new cabinetry, unique splashback, and a bespoke, one-piece and polished

TYPE: For Sale

INTERNET ID: 21P9560

SALE DETAILS

Contact Agent

CONTACT DETAILS

Albury

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concrete island counter and breakfast bar. Split-level in design, the 4 large bedrooms are located upstairs, with the master being especially luxurious and well-appointed. 2 strikingly remodelled bathrooms service the bedrooms, with bedrooms 3 and 4 sharing one as a half-ensuite each. There's also ample storage, clever European laundry, a doggy bath and shower, and 3rd loo. An oversized reverse cycle system in conjunction with the wood burner and ceiling fans ensures your comfort year-round. Outdoor living is another amalgamation of the indoors and outdoors, with an elevated decked area flowing from the dining area and overlooking the 3.3 gorgeous acres. Just imagine your morning coffees and your evening wines right here.

Setting this incredible home even further apart is the detached self-contained villa which has been lovingly updated in the same vein, with a gorgeous bathroom, beautiful mezzanine bedroom and sitting area, and an elevated decked entry via double glass stackers. You can already picture this as guest accommodation, a BnB or a luxe studio retreat. There's also a DLUG garage with a 3-person sauna to really lean into the property's vibe. The grounds themselves are magical and embody a low maintenance, personal sanctuary with its little pond and jetty, a cleared relaxation area by the burbling creek to the rear of the block as well as several charming nooks and corners to just sit and contemplate, all with the picturesque gardens as a backdrop. There's also a powered shed to the top of the block, with the township itself a short stroll away, the Rail Trail right on its doorsteps, and Albury Wodonga an easy 25min drive. Call now for inspection times.

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

- Land Area 1.39 hectares
- Bedrooms: 5
- Bathrooms: 3
- Double garage









