



## 3515A Myrtleford Yackandandah Road, YACKANDANDAH, VIC 3749

### Fall in Love In Yackandandah

Get ready to fall in love.

Architecturally designed and custom built in 2004 by alpine specialists Sunjoule Architects, Timber Creek is a stunning country styled home offering a modern resort style feel with ambient timber features throughout, positioned on the outskirts of Yackandandah, a perfect home for the horse enthusiasts or those after a unique property with a host of luxury extras.

A sprawling home offering a large amount of open living space, cleverly designed to provide maximum privacy to the master suite, with this positioned to one end of the home with all remaining bedrooms and open study/rumpus room to an opposite wing.

Centrally the home offers a modern galley styled kitchen overlooking the large living room with a generous dining space to the end of the living zone.

Large windows, double glazed, run the entire length of the space allowing an uninterrupted view to the landscaped gardens and an abundance of natural light.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 21P9721

**SALE DETAILS**

**\$2,650,000**

**CONTACT DETAILS**

**Albury**

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WODONGA, VIC  
02 6021 2199

**Jamie Maynard**  
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The master suite is a luxurious experience offering views and access to the gardens with private decking, walk through robe and ensuite with double vanity, deep soaker bath with outside views, frameless shower and private toilet.

The remaining bedrooms all offer built-in robing and are located close to the open study/rumpus room and large family bathroom.

- A well appointed kitchen with expansive timber benchtops and cabinetry offering freestanding 900mm cooker, integrated dishwasher, walk-in pantry, breakfast bar and views to gardens

- Combustion heater to lounge is a focal point of the room with additional heating to bedrooms

- Feature timber beams and high pitched cathedral style ceiling to the main living zone elevate this property providing further space and style to this generous area

The features of this amazing home do not stop on the inside...

Expansive decking to one side of the home offers a lovely sunny vantage point to enjoy the lavish landscaped surrounds with covered entertaining to one end of the home, accessed from the dining room, with ceiling fan, timber lined ceiling and situated to overlook the inground pool securely fenced with tiled surrounds and retaining rock wall finish.

Sourced from Glenrowan, the rock wall is a continuing feature with the stunning rocks also used as a wall to the carport, rock piers and the internal fireplace.

Set on a huge 19.34 hectares, further outdoor improvements include triple carport to the front of the home, solar panels to roof, large barn style shedding, 12.1 x 11.4m in size, powered and offering mezzanine floor, combustion heater, toilet, sink and double barn door access to front with tall roller door access to rear.

A terrific sized horse arena is located towards to the front of the property with round yards, stable and storage conveniently situated nearby while the property also boasts two spring fed dams.

Backing onto Kitchington Creek this property is a tranquil oasis for you to enjoy as it is with an amazing amount of space for you, or, make the most of potential sub divisional rights down to a minimum of 4 acre allotments (STCA).

- Located opposite the newly created rail trail
- Only kms from Yackandandah CBD
- Last rural/residential property out from the CBD

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

\* The agent believes after conducting due diligence using price finder as a database reference there are no comparable properties to this home.

- Land Area 19.34 hectares
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- Double carport









