



3697 Myrtleford-Yackandandah Road , YACKANDANDAH, VIC 3749

Pristine & Elevated Living in Yackandandah

Custom built by respected local builder Brendan Surry, this exceptional home blends premium craftsmanship with modern sustainability and privacy - the perfect balance of design, comfort, and lifestyle on an easy-care acre allotment.

Constructed with a steel frame, full-length roof sheets, and R6 insulation, this home is built to last. Double-glazed windows and concrete paths surrounding the residence enhance energy efficiency and ease of maintenance.

The 14x6m garage with a remote roller door provides internal access and generous workshop space, while the 37,000-litre water tank, town water, bottled gas, septic system, and NBN ensure modern rural convenience.

Inside, soaring vaulted ceilings and expansive glazing create a bright, open plan living zone anchored by a rotatable Philippe Design slow combustion fireplace - a stunning centrepiece. The custom kitchen is a true showstopper, boasting handcrafted timber cabinetry, black marble benchtops, Siemens steam oven, 3-burner gas cooktop, integrated dishwasher, and full-height storage.

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: 21P9800

SALE DETAILS

\$1,250,000

CONTACT DETAILS

Albury

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Dean Star

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The master suite offers a luxurious escape with a walk-in robe and sleek ensuite featuring floor-to-ceiling tiling and a walk-in shower. Two additional bedrooms, both generously sized, include built-in robes - one with direct alfresco access and entry to the stylish family bathroom with deep freestanding bath and separate toilet.

Entertain or unwind on the expansive covered Merbau deck, perfectly positioned to capture sweeping countryside views and surrounded by established native gardens. External security lighting and cameras add peace of mind, while refrigerated heating and cooling provide year-round comfort.

Low-maintenance, energy-efficient, and privately set, this stunning property delivers a lifestyle of quiet luxury - just minutes from Yackandandah's cafes, schools, and amenities.

- Land Area 4,201.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage











Please note: This plan has been generated for advertising only and may not be exact.
Interested parties are to do their due diligence to verify any information provided in this plan.