



1439 Buckland Gap Road, MURMUNGEE, VIC 3747

'Yarnfield' – Elevated Lifestyle Retreat with Breathtaking Views

13.54 hectares, 33.45 acres

Welcome to 'Yarnfield' - a stunning rural retreat perched high on a rise at 1439 Buckland Gap Road, Murmungee. This beautifully positioned three-bedroom brick home offers panoramic views across the breathtaking Murmungee Basin.

Step inside and you're greeted by character and comfort. The home features three bedrooms, two bathrooms - one includes a spa, and a striking stone feature fireplace wall that forms the centerpiece of the split-level lounge. Bay windows and a cathedral ceiling add charm and light, while wood heating, split systems, and ceiling fans throughout ensure year-round comfort.

The property includes 50,000 litres of rainwater storage, a bore with reticulated garden and trough supply, and a solar system to keep running costs down. The home is serviced by a UV water treatment plant and filtration system, delivering pristine water from the 50,000 ltrs rainwater storage tanks to every tap.

Outdoors, established gardens with drip irrigation, a greenhouse, and a variety of fruit

TYPE: For Sale

INTERNET ID: 300P181332

SALE DETAILS

\$1,200,000

CONTACT DETAILS

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trees provide the perfect setup for those who love homegrown produce. When it's time to relax or entertain, you'll enjoy the covered alfresco area overlooking the sparkling 9-metre inground salt-chlorinated pool, all set against the backdrop of sweeping rural vistas.

For those who need space, the property includes quality shedding - a double garage, a 10X10 metre high-clearance shed ideal for a caravan or workshop.

Set on approximately thirty-five acres, 'Yarnfield' offers three paddocks with well-maintained fencing perfect for cattle, sheep, or horses, a large chook run ideal for happy chooks and native bushland at the rear, backing onto National Park.

Located on a sealed road at the gateway to the Victorian Alps, you're just a short drive from the snowfields and in the heart of Northeast Victoria's celebrated food and wine region - ideally positioned between Wangaratta, Myrtleford, and Beechworth.

'Yarnfield' isn't just a home - it's a lifestyle property offering space, comfort, sustainability, and truly remarkable views.

- Land Area 13.536735 hectares
- Building Area: 167.00 square metres
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2
House Area	167.00 square metres

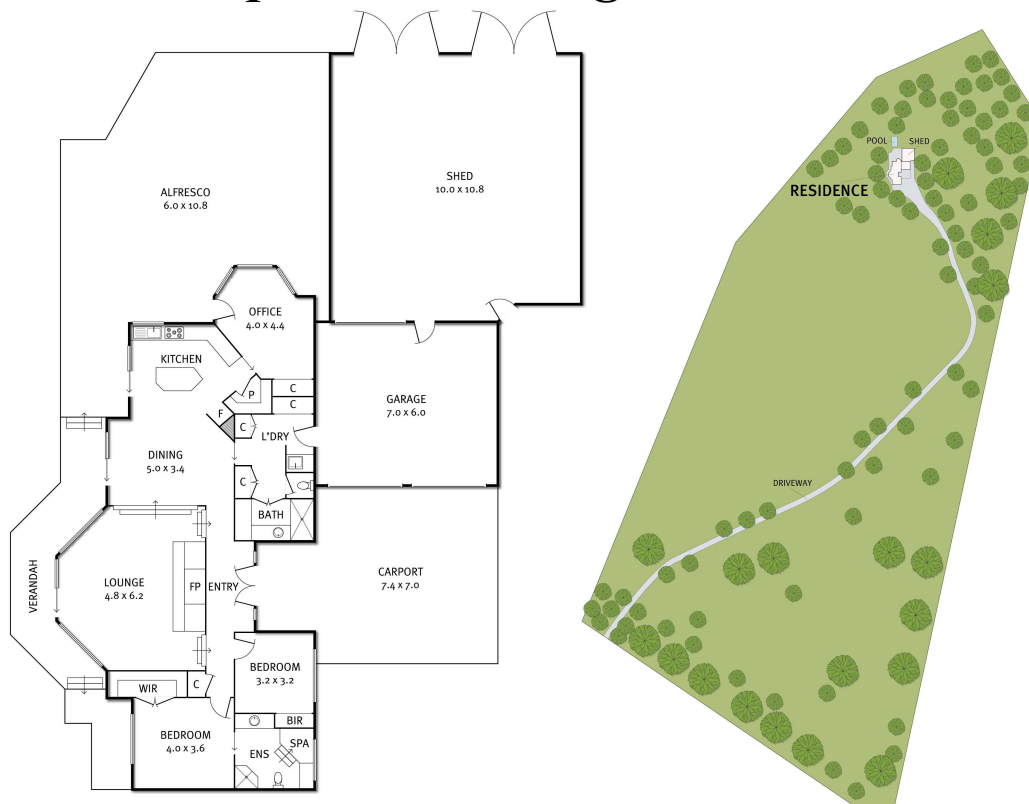








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