

## 665 Fernhills Road, Marraweeney via , EUROA, VIC 3666

"Marramarleh" – Exceptional Execution of Contemporary Design with Soaring Views

**48.56 hectares, 120.00 acres**

Set across approximately 120 acres in the tranquil Marraweeney district of the Strathbogie Ranges, "Marramarleh" presents a rare opportunity to secure a beautifully designed contemporary residence in a totally private location.

A striking sense of arrival is created by granite stone pillars at the entrance, leading via a long gravel driveway to the impressive home, thoughtfully positioned to take full advantage of its picturesque surrounds.

The residence showcases a seamless blend of natural materials and modern design. Granite stonework continues throughout the home, complementing the formal entry and double carport. Inside, a welcoming entrance features timber double doors, polished Spotted Gum flooring, and a skylight that enhances the sense of light and space.

At the heart of the home, the open-plan living, dining and kitchen area is designed for both comfort and functionality. Soaring ceilings and expansive double-glazed windows frame sweeping rural views while allowing for excellent natural light, passive solar

**TYPE:** For Sale

**INTERNET ID:** 300P195883

**SALE DETAILS**

Contact Agent For Price

**CONTACT DETAILS**

**Euroa**

27 Binney Street  
EUROA, VIC  
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**Brendan Allen**  
0499 229 007

efficiency and cross ventilation. A stone fireplace provides a central focal point, while direct access to the undercover deck creates effortless indoor-outdoor living.

The kitchen is well-appointed with quality appliances, stone benchtops, a generous island bench, walk-in pantry and a large picture window overlooking the surrounding landscape. Additional features include induction cooking, dual drawer dishwashers and a dedicated coffee station.

A second living area offers further flexibility, also enjoying outdoor access and its own wood heater. The home includes three bedrooms plus a study (or optional fourth bedroom). The main suite is privately positioned and features a walk-in robe and stylish ensuite, while the remaining bedrooms are well-serviced by quality bathrooms, including one with its own ensuite and deck access.

Comfort is assured year-round with ducted refrigerated floor heating and cooling, double glazing, insulation, and an integrated sound system extending to outdoor entertaining areas. Further inclusions such as ducted vacuum, security system and Starlink connectivity add to the home's functionality.

Outdoors, extensive Merbau decking wraps around the home, connecting to a poolside pavilion with a 10-metre self-cleaning mineral pool and glass surrounds, all set against a stunning rural backdrop. A fire pit area, built into natural granite, provides an inviting space for entertaining.

The land is a mix of gently undulating pasture and native bushland, divided into two main paddocks and supported by cattle yards, a loading ramp and a concrete cattle grid at the entrance. Shedding includes a substantial 6m x 9m workshop with power and additional machinery storage.

Water infrastructure is a standout feature, with approximately 265,000L of tank storage, bore supply, five dams, a spring and seasonal creeks. Established gardens, lawns and a fully enclosed vegetable area complete the setting.

Located under two hours from Melbourne, "Marramarleh" offers an outstanding combination of lifestyle, productivity and architectural appeal in a highly regarded regional setting.

Listed in conjunction with:

North Eastern Country Real Estate

Warren Langsford

0419 529 723

- Land Area 48.562277 hectares
- Bedrooms: 4
- Bathrooms: 4

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	4

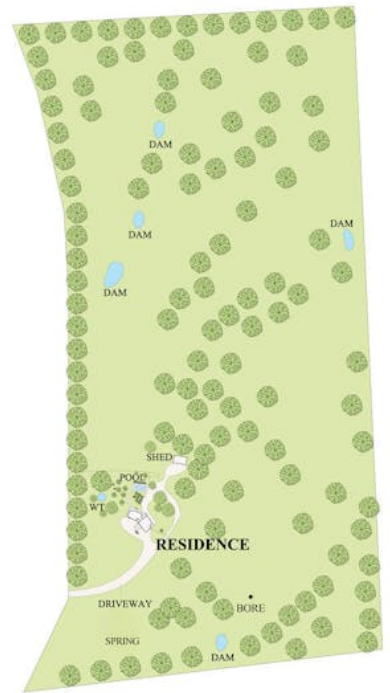








# 665 Fernhills Road, Marraweeny



**NORTH EASTERN COUNTRY  
REAL ESTATE**

The above plan is an artist's impression only, it includes elements that are for display purposes only and may not be to scale. Landscaping shown is indicative only. Dimensions are approximate.