

Sold



232 Buffalo River Road, Myrtleford



## Luxurious Living with an Indoor pool

On 5,200sqm of land with exceptional views of the Ovens Valley and Mount Buffalo this luxurious property comprises of a substantial two storey home of approximately 621 square metres under roof, a separate garden shed 33 square metres size and very well established surrounds. Only just over 2 kilometres from town the property has so much to offer it is nearly impossible to list everything.

Features of the home are: \* high ceilings giving an expanse of space \* a formal entry with security intercom \* open plan quality tiled living area taking in the valley views \* quality kitchen appliances including dual draw dishwasher, utility cupboard, pantry, island bench with granite bench top \* 5 bedrooms 4 of which have built in robes and the main having a walk in robe, large ensuite with a spa and a balcony \* large family room upstairs with its own balcony and view of Mount Buffalo \* downstairs guests bedroom with its own shower and toilet \* separate office \* sitting room or 6<sup>th</sup> bedroom \* wine cellar \* reverse cycle air conditioning, zoned electric floor heating, combustion wood heater and ducted evaporative cooling \* 14.6m x 8.5m heated indoor pool and spa room with its own bathroom, mood lighting, sauna and 4<sup>th</sup> toilet plus bar area \* double garage with internal access \* plenty of storage areas \* under cover pattern paved concrete alfresco area with ceiling fan and water demister.

Other features of the property include: Year round colour in the very well established surrounds including flower gardens with some beautiful dahlias, roses etc, vegie patches, great shade trees, citrus grove, orchard

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Price	SOLD
Property Type	Residential
Property ID	2005
Category	House
Land Area	5,200 m <sup>2</sup>

### Agent Details

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**Paull & Scollard**

**Nutrien**  
Ag Solutions

with numerous fruit and nut trees \* 33 sqm garden shed with roller and PA doors \* carport to suit motor home storage \* security front gate remotely operated \* 2 security cameras with monitoring app\* town water connected as well as an excellent bore connected to an automatic irrigation system \* unique firewood storage area.

An inspection of this very impressive property is highly recommended. For further seasonal photos and of the development of the property as supplied by the Vendor copy this link into your web browser

<https://1drv.ms/f/s!AurteNTEHBaR-3yCJH-skUAkXZql>

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