

Sold



86 Mt Samaria Rd, Samaria



## SAMARIA CREEK

Situated on a magnificent 8.124 ha (20 acres) in the coveted Samaria valley, this very special property provides a superb opportunity for those seeking a change of pace. The expansive five-bedroom home and gorgeous self-contained cottage are nestled within a deciduous garden setting where mature trees abound showcasing the most beautiful autumn display.

Two creeks wind gently through the undulating property creating a sense of wilderness and seclusion, surrounded by large farms and towering Yellow Box the property has a deceptively large feel.

Ideally suited to the horse enthusiast the infrastructure is excellent and includes post and rail fencing, laneways, a 60 x 20 sand ménage, yards, paddock shelter and a permanent creek which flows all year round.

The open plan living room spills onto a north facing landscaped garden in the shade of a spectacular Liquidambar.

A classical white country kitchen is very well equipped, featuring the warmth of Tasmanian Blackwood bench-tops, loads of cupboards and drawers, a dishwasher, an appliance cupboard, pantry and an original Wellstood wood fired stove.

5 2 5 8.12 ha

Price	SOLD
Property Type	Residential
Property ID	1079
Land Area	8.12 ha

### AGENT DETAILS

### OFFICE DETAILS

Benalla

0410556531



Not only are all the bedrooms generous in size, but the main bedroom is a wing within itself. It boasts a private sitting room with French doors that lead out to a beautiful paved pool area, an office, a dressing room and a full ensuite with a lovely deep bath.

Positioned across the garden and private from the main house the fully self-contained cottage features garden views, two bedrooms, a kitchenette and a bathroom, perfect for guest accommodation or perhaps a B&B enterprise.

Situated an easy 20-minute drive from Benalla for shopping, medical and schooling.

40 minutes from Mansfield and 1.5 hours to the ski slopes of Mt Buller.

#### FEATURES:

- Elegant 5 bedroom plus study home, wide verandahs, 10m x 4m inground pool, private courtyard
- 2 bathrooms, plus separate powder room
- Mudroom and good size laundry
- Built in robes to 3 bedrooms, excellent storage throughout entire home
- Tasmanian Blackwood benchtops in kitchen, Fisher & Paykel ceramic cooktop & elect. oven, Meile D/W
- Garden views from every window, 9' ceilings
- Large slow combustion wood heater, split systems for heating & cooling
- 60 x 20 sand menage
- Post & rail fencing - 6 paddocks - troughs, laneway system
- 4 steel yards, tack room/feed shed
- Lock up workshop
- Automatic entry gates
- Permanent water - Samaria Creek

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 the agent. Interested parties should contact the nominated person for full and current details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.