



Pat Rice & Hawkins
FIRST IN RURAL PROPERTY



49 Sunds Road MARYSVILLE

Now reduced \$485,000



"ANNEX MARYSVILLE"

Set in an elevated position to capture the surrounding mountain views, this contemporary architect designed multi dwelling property offers two independent studio apartments ideal for a family retreat or luxurious guest accommodation. Each apartment is fully self-contained with open plan living, eco smart fire places, air-conditioning, designer kitchen and contemporary bathroom with custom cabinetry. In addition, there is a versatile large studio with kitchenette offering additional accommodation, family living or an art studio. A large entertaining deck is an ideal space to capture the mountain views. Parking for up to six cars is also available.

"Annex Marysville" is close to Lake Mountain, the Yarra Valley wineries, Lake Eildon and the Yarra Ranges National Park. This is a unique opportunity for the astute purchaser who wants a luxurious mountain escape with income potential (currently Airbnb) in an enviable position and within 2 hours of the Melbourne CBD.

Contact: Robert Hill

Mobile: 0417200600

Email: robert.hill@prh.com.au

www.prh.com.au